

LINCOLN PARK REDEVELOPMENT PLAN

CITY OF NEWARK



January 14, 2011

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The original of this Plan was signed and sealed in accordance with N.J.S.A. 45:14A-12.

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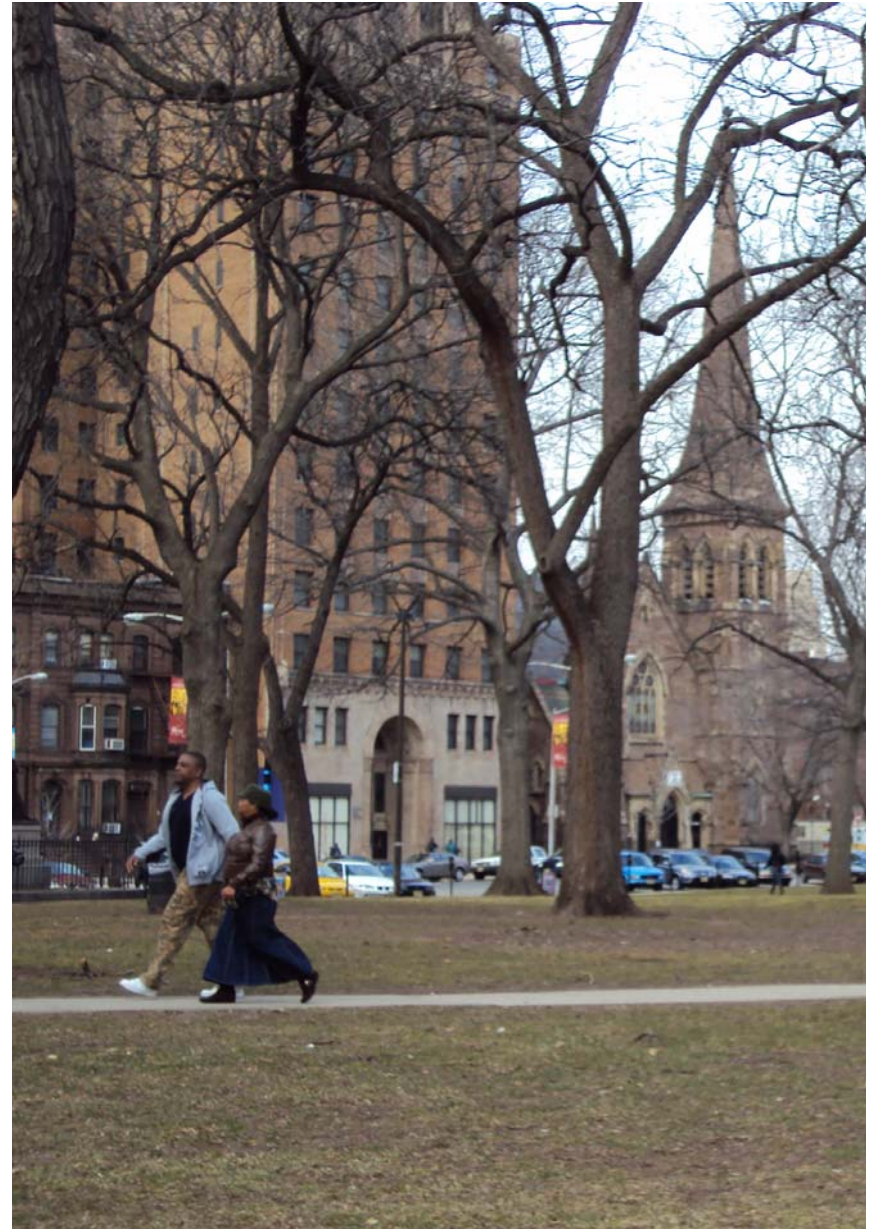
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Section 1. Introduction

1.1 Purpose

The purpose of this Redevelopment Plan (the “Plan”) is to establish a framework to guide future development and redevelopment within the Plan Area. The zoning, design standards and guidelines within this Plan are meant to invigorate the area, provide incentives for investment, and ensure the Lincoln Park Neighborhood develops according to the community’s vision, while retaining important historical and cultural assets and simultaneously spurring growth and create a vibrant area.

The zoning and design standards in this Plan shall supersede the City’s current Land Use Ordinance, procedures, site plan review regulations and Zoning Ordinance. This Redevelopment Plan shall also supersede any existing redevelopment plans within the Plan Area. Where this Plan is silent on regulatory language, the existing zoning and site plan regulations found in Titles 38 and 40 shall apply.



I.2 Statutory Basis for the Redevelopment Plan

On February 4, 2004 the Newark City Council adopted a Resolution declaring the following properties an “Area in Need of Redevelopment,” as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

Block 116	Entire Block
Block 117	Entire Block
Block 118	Entire Block, except Lots 1 & 3
Block 119	Lots 1, 2, 3, 4, 54.01, 55, 56, 57 & 61

These properties were referred to as the Symphony Hall West Redevelopment Area. Subsequently, the *Symphony Hall West Redevelopment Plan* was adopted on May 17, 2004 after a review and favorable recommendation by the Central Planning Board.

This first revision and expansion re-names this Redevelopment Plan as the Lincoln Park Redevelopment Plan. This revised Plan widens the scope of the original Symphony Hall West Redevelopment Area to include additional properties that lie to the east, west and south of the previously designated area. The expanded area is known as the Lincoln Park Neighborhood. The expanded Plan area is also an “Area in Need of Rehabilitation,” per the City-wide designation.

The Lincoln Park Redevelopment Plan provides a comprehensive revitalization strategy for the Lincoln Park Neighborhood. This Plan encompasses the salient components of the previously

adopted Plan and the Plans of surrounding areas (i.e., Living Downtown, Old 3rd Ward, Mulberry Street, etc.) while adding components relevant to the evolved needs of the Lincoln Park neighborhood.

The Plan area is generally bounded by McCarter Highway (NJ 21) to the east, W. Kinney Street to the north, and Dr. Martin Luther King Jr. Blvd to the west. The southerly boundary follows Tichenor Street, and includes the properties that lie south of Lincoln Park and Clinton Avenue. **Figure 1** illustrates the boundaries of the redevelopment area, and how the Plan area is split between the City’s Central and East Wards.

An “Area in Need of Redevelopment” investigation was prepared for 67 properties within the Plan Area, which on October 20, 2010 the Planning Board recommended for adoption by the City Council. Of these, 58 properties were found to have met the Redevelopment statutory criteria (N.J.S.A. 40A:12A), as shown in **Figure 2** and identified in Section 10. Acquisition and Relocation

Area in Need of Rehabilitation

The Newark Municipal Council designated the entire City of Newark as an Area in Need of Rehabilitation pursuant to the New Jersey Local Housing and Redevelopment Law (LRHL) on June 15, 2005, Resolution 7RDO (AS). Private property included within a Redevelopment Plan Area, but which is designated as part of an Area in Need of Rehabilitation is NOT subject to acquisition by Eminent Domain action (N.J.S.A. 40A:12A-15).

Figure 1: Plan Area Boundary

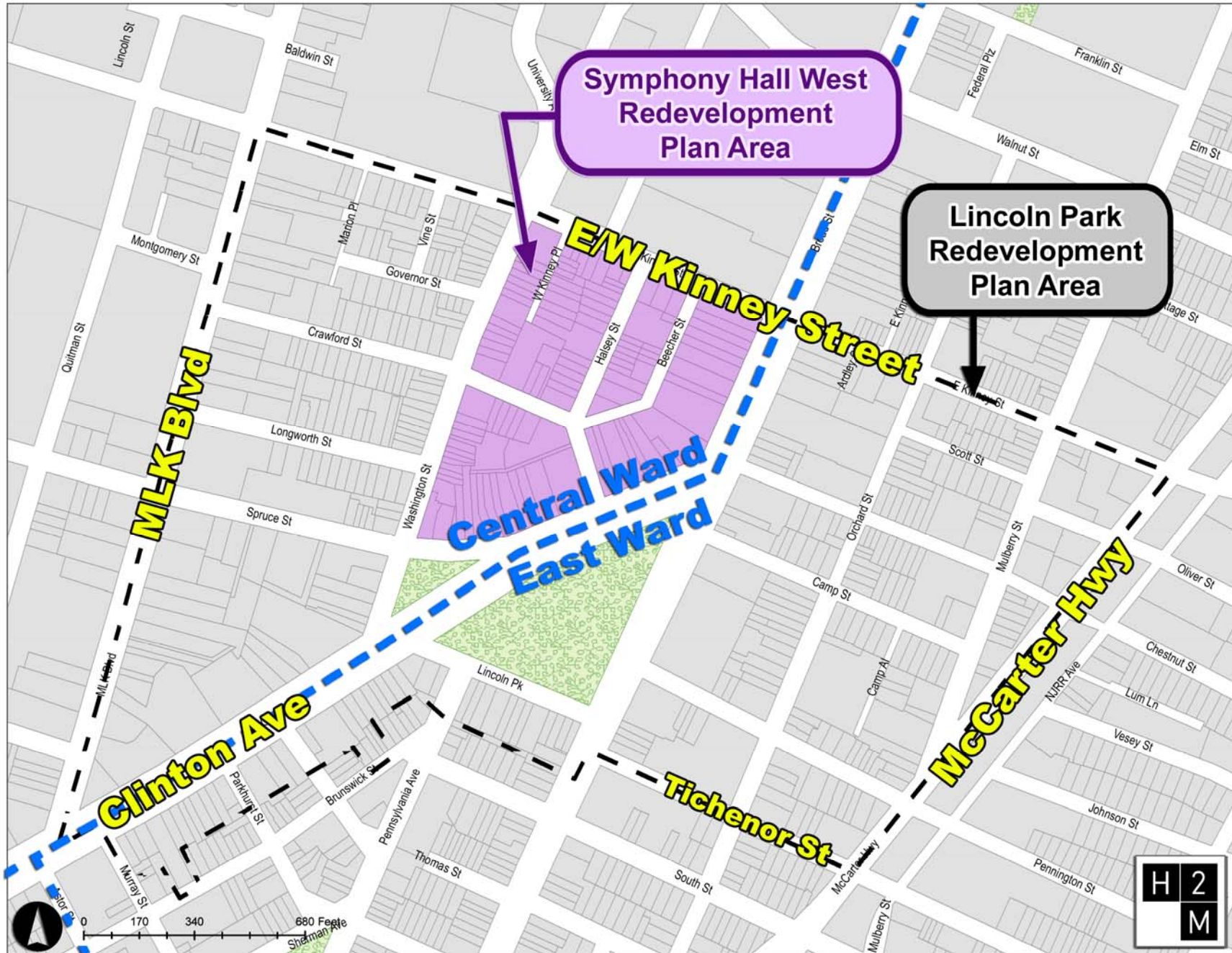
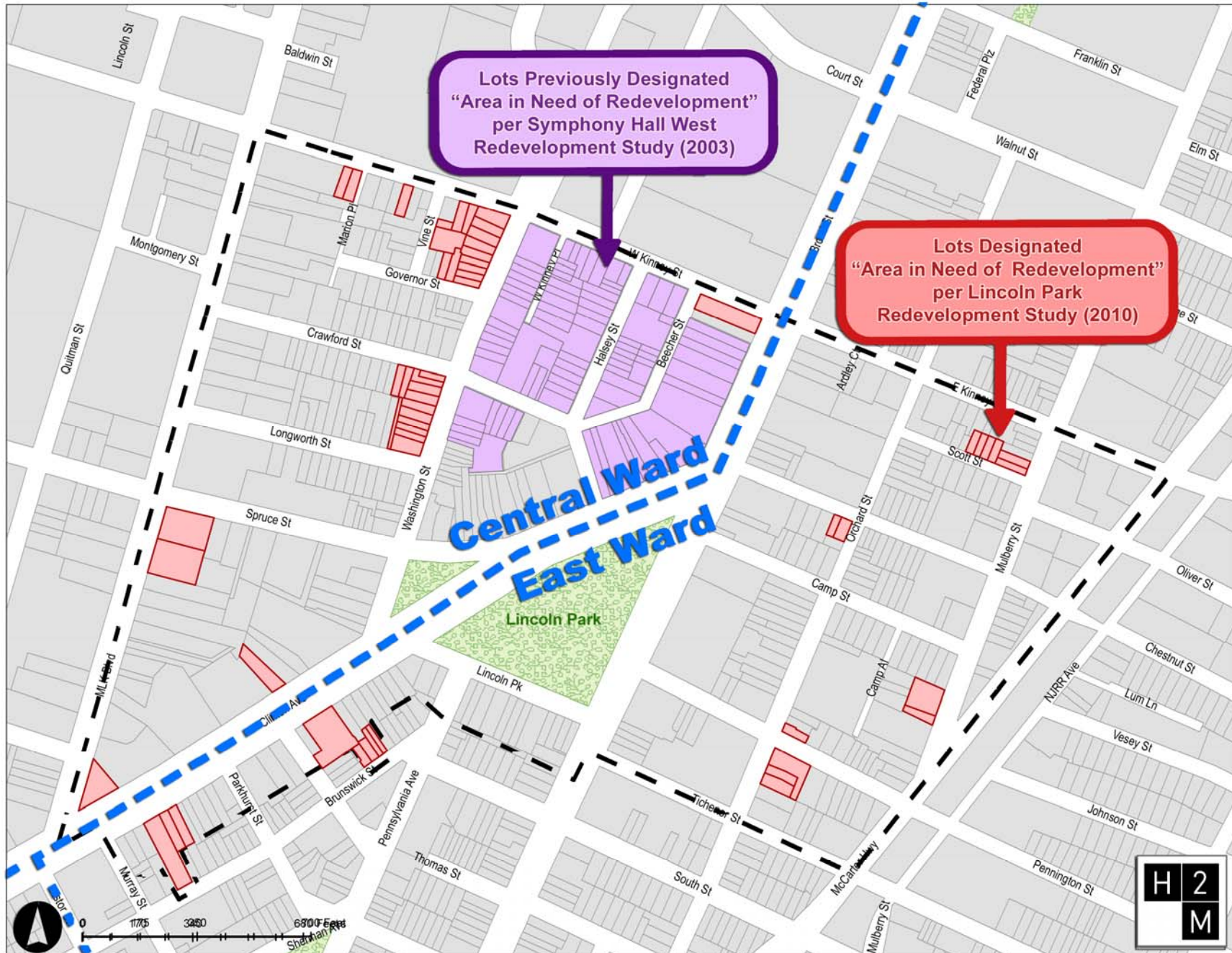


Figure 2: Area in Need of Redevelopment Parcels



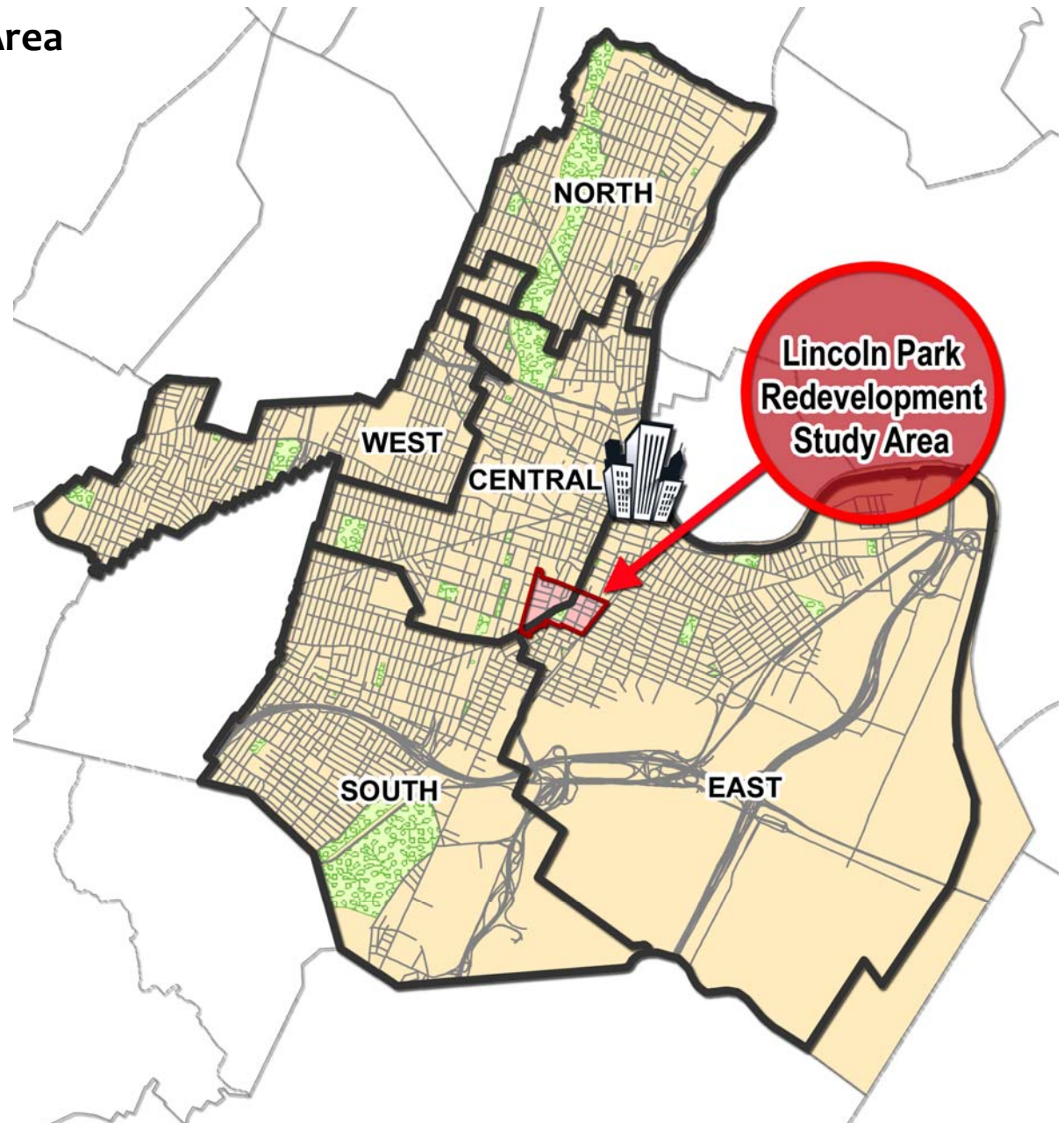
Section 2. The Redevelopment Area

2.1 Location

The Redevelopment Plan Area is situated centrally within the City of Newark. The Plan Area encompasses the northern portion of an area that has been named the Lincoln Park Super Neighborhood. The Plan Area is almost evenly split between the City's Central and East Wards.

Of notable importance, the Lincoln Park Neighborhood also forms the southern gateway to Newark's Downtown.

As is discussed in the following sections, the historical narrative for the Lincoln Park Neighborhood embodies periods of prosperity, decline and resurgence. The neighborhood is recognized, both past and present, for being a center for culture, art, music, business, and community within the City of Newark.



2.2 Neighborhood Overview

The Lincoln Park area of Newark is a neighborhood in transition. New apartment and condominiums, renovated loft buildings, and new commercial businesses are being constructed while adjacent deteriorated properties, abandoned buildings, and vacant lots need attention. The physical conditions of the properties reflect glaring economic disparities. Low-income residents served by the many social service and philanthropic agencies in the Neighborhood are today joined by a growing number of affluent professionals and a burgeoning artist community.

Lincoln Park's Rich History

The Lincoln Park Historic District, which lies fully within the Lincoln Park Redevelopment Area, is one of Newark's seven locally designated Historic Districts. The 7.66-acre park, Lincoln Park, is a centerpiece of the neighborhood. Some of Newark's most elegant 19th century mansions surround the park. Today, a range of residential, office, commercial, institutional and philanthropic uses occupy these mansions.

Post Civil-War

The Lincoln Park neighborhood gained prestige after the Civil War, as many of Newark's business and cultural elite and most prominent families of the day flocked to the area. At the turn of the next Century, fashionable hotels and shops began springing up, including a hotel that was built in the center of the Park in the 1920's (and later torn down).

Lincoln Park

Lincoln Park is one of Newark's three colonial parks. Originally used as a watering place and grazing area for livestock, Lincoln Park was named for President Lincoln, who once gave a speech on the steps of the (now abandoned) South Park Presbyterian Church here. Today the Park has three historic statues Captives Choice, Planting the Standard of Democracy and the Colleoni Statue.

Between 1925 and 1950, the neighborhood became a thriving African-American business district known as the "Coast," after San Francisco's "Barbary Coast." It was a center for jazz, clubs, theater and nightlife, and attracted scores of prominent and homegrown jazz performers, including legendary singer Sarah Vaughn.

The 1960's and 70's marked a period of neighborhood abandonment and deterioration. Wealthy residents moved away as the City moved into its most trying period. Many of the buildings survived, in large part due to the foresight of the social service and education agencies that purchased them. A portion of the Lincoln Park Neighborhood (the Park and 40 surrounding buildings) was placed on the National Historic Register in 1984. The South Park Presbyterian Church on Broad Street (now vacant) has been on the National Register since 1972. Only the front façade of the church remains, and it is currently undergoing a major rehabilitation and stabilization project.

Historic Lincoln Park



South Park Presbyterian Church Façade



Lincoln Park



Historic Mansions along Lincoln Park



Historic Mansions along Lincoln Park

Figure 3:
Lincoln
Park
Historic
District



Artist Revival and the LPCCD

In the 1980's, Lincoln Park began a revival period as artists moved into the area and began to meet to revitalize the area. Resident's formed the "Renaissance Newark, Inc." community organization and developed a Plan for the neighborhood, the Lincoln Park Cultural and Historic District Plan (LPCHD), which was adopted as part of Newark's 1990 Master Plan Update. After more than 20 years of continued effort and the involvement of various organizations (including the Newark Music Project and the three-year involvement of the Regional Plan Association), the Lincoln Park Coast Cultural District, Inc. (LPCCD), or "COAST," was formed to carry on the mission and goals of the community.

Today, the LPCCD is involved in a number of "bricks n' mortar" projects, as well as in social, economic and cultural development in Lincoln Park. The organization constructed several LEED (Leadership in Energy & Environmental Design) certified housing projects, achieved the first LEED for Neighborhoods (LEED-ND) certification in New Jersey, and leads historic restoration projects. The LPCCD also created a "green collar jobs" program, organizes yearly music festivals, and runs a community farm program.

Lincoln Park's Contemporary Cultural Landscape

The LPCCD and other hardworking non-profit and neighborhood organizations have helped to revitalize the neighborhood with successful outreach projects and events that have been culturally transformative for Lincoln Park.

Lincoln Park Music Festival

In July 2010, the LPCCD hosted the 5th Annual Lincoln Park Music Festival. Thousands of music-lovers gathered in Lincoln Park to hear live gospel, jazz, house and hip-hop performances over three-days.



The festival features a Green Vendor Marketplace, aimed at educating festival goers about environmentally friendly products and various Children's activities, including an annual skateboarding clinic.

GreenCAP

In collaboration with the Mayor's office and Van Jones' Green for All, LPCCD recently launched GreenCAP, a "green collar" job training certificate program for Newark's at-risk youth, parolees, veterans and residents. GreenCAP is a certification program that trains 100 workers annually in green collar trades such as LEED construction, home insulation, and solar panel installation.

MoAAM

Development is also in the planning stages for the Nation's first Museum of African American Music (MoAAM), a Smithsonian-affiliated museum, in Lincoln Park. Newark in the past has been a

large producer of gospel music and continues to produce well-known black artists. According to the LPCCD, the museum will be a collection of archives of "jazz, blues, spirituals, hip-hop, rock 'n'roll, gospel, house music, and rhythm and blues". The Museum is still in the planning stages.

Newark-Elizabeth Light Rail Link

NJ Transit had created early concept plans for a third Newark Light Rail segment, the "Newark-Elizabeth Rail Link," which would have connected the downtown areas of Newark and Elizabeth with Newark Liberty International Airport. The 8.8-mile-long light rail line concept included a proposed stop near Symphony Hall on Mulberry Street and Camp Street. The project is currently on hold. It is hoped that NJ Transit will be able to move forward with the project in the future.

Community Institutions

Today, the Lincoln Park community is home to a variety of arts and cultural institutions, schools, social service organizations and businesses that are tremendous assets to the neighborhood. A listing of organizations, which was obtained from LPCCD (<http://www.lpccd.org>) is provided on the following pages.

Symphony Hall

Newark Symphony Hall is a renowned and celebrated neighborhood landmark in Lincoln Park. The historic music hall is New Jersey's oldest and largest showcase for the arts, education and entertainment programming. It has a rich and diverse history of hosting performances from the Vaudeville era to current times. The multi-use performing arts center houses a 2,800-seat main hall, a 1,000-seat auditorium and banquet hall, a 200-seat black box theater (resident home of African Globe TheaterWorks), a 3,150-square-foot dance studio, and premier office and leasing space. Today, Symphony Hall continues to draw top acts and audiences from all over the world.



Lincoln Park's Cultural, Educational and Business Institutions

Brick City Urban Farms | www.brickcityurbanfarms.org

In the summer of 2008, LPCCD partnered with Brick City Urban Farms to convert unused land into a garden which provides high quality locally grown produce. Using innovative container technology, or Earthboxes, Brick City Urban Farms is creating a model for urban dwellers in need of fresh produce. For more info visit: www.brickcityurbanfarms.org

City Without Walls (cWOW) | www.cwow.org

City Without Walls is an urban gallery of emerging art that advances the careers of artists while building the audience for contemporary art. It is also New Jersey's oldest not-for-profit alternative art space, in continuous operation since 1975. Additionally, cWOW offers programs and services designed to address artist and community needs like the ArtReach education program, which pairs promising high school art students with working-artist mentors.

Crawford Street Partners | www.crawfordstreetpartners.com

Crawford Street Partners is a private partnership restoring and renovating buildings in Lincoln Park. The company owns properties on Crawford Street and James Street and a brownstone located at 59 Lincoln Park. Its rentals consist of mixed-use lofts and office spaces.

Femworks LLC | www.femworksllc.com

Femworks is a multicultural marketing agency and photography studio providing marketing development and strategic planning, graphic design, public relations, web design and photography services. This business operates from a woman's perspective of the world in which diversity is valued and multiculturalism and the environment are celebrated.

Girl Scouts of Greater Essex and Hudson Counties | www.gscgehc.org

The Girl Scout Council of Greater Essex and Hudson Counties serves a membership of more than of 12,000 girls and adults in 37 towns in Essex, Hudson and Union Counties in Northeastern New Jersey. As the most culturally diverse council in New Jersey, the Girl Scout Council of Greater Essex and Hudson Counties is for every girl everywhere! Girl Scouts, who range in age from 5 to 17, work with adults on activities, which are designed to build strong self-esteem, to develop leadership skills, and to foster lifetime friendships.

Lincoln Park Super Neighborhood Community Council

The Lincoln Park Super Neighborhood Community Council is a collective of residents, community stakeholders and businesses who meet monthly to identify and plan priorities that address the needs and concerns of the community. Members of the group partnered with the Super Neighborhood Community Covenant (SNCC) Initiative developed by the City of Newark to foster a commitment to the cooperative attainment of goals for the community. The organization has successfully advocated for a cleaner, safer community and organizes various events and activities. Meetings are held every fourth Thursday of each month. For more information email info@lpccd.org.

Newark Boys Chorus School (NBCS) | www.newark-boys-chorus-school.net

NBCS began as the New Jersey Symphony Boys Chorus in 1966. It was one of the nation's first schools to offer a full-time quality education with a unique choral experience. In September 1972 the school officially adopted the name Newark Boys Chorus, which later became Newark Boys Chorus School. This fully accredited private school for young men, grades four through eight, is located at 1016 Broad Street adjacent to Newark Symphony Hall.

Newark School of the Arts (NSA) | www.newarkschoolofthearts.org

NSA provides high-level performing and visual arts instruction. Since 1968, the school has offered instruction for everyone with an interest in the arts regardless of age, talent and financial resources. NSA is a family oriented school that has served 36,000 individuals since its inception and provides arts education for nearly 1,000 students each week. Classes are conducted at three nearby sites while 89 Lincoln Park serves as the headquarters for the school's operations.

Newark Symphony Hall | www.newarksymphonyhall.org

Newark Symphony Hall enjoys a long and rich history as one of New Jersey's oldest and largest showcases for performing arts programming. This multi-facility edifice was built by the Shriners, a Masonic order, in 1925. Historic artists of genius stature such as Arturo Toscanini, Marian Anderson and George Gershwin performed here. The stage has also been home to such artists as the New Jersey Symphony Orchestra, New Jersey State Opera, Tony Bennett, Count Basie, Nancy Wilson, James Brown, Patti LaBelle, and Queen Latifah. Newark Symphony Hall today enjoys a robust schedule of rental activity in the Sarah Vaughan Concert Hall, the Terrace Ballroom, the Newark Stage and the Dance Studio.

School of the Garden State Ballet | www.gardenstateballet.org

The School of the Garden State Ballet, housed in Newark Symphony Hall on the 4th Floor, is entering its 54th year in the City of Newark. It continues its recognition for a tradition of excellence in training young people, developing not just the dancer but the whole mind and character of each student. The school offers pre-ballet classes for 4, 5 and 6-year old children and a scholarship program for students ages 7 to 12. Classes in ballet, pointe, modern jazz, and theatre are offered at various levels.

The Adelaide L. Sanford Charter School | www.wisommm.org

The Adelaide L. Sanford School is a charter school located in Lincoln Park operated by Women In Support of the Million Man March (WISOMMM). WISOMMM is a non-profit community organization committed to the mission and goals born out of the Million Man March which took place in Washington, D.C. on October 16, 1995. WISOMMM also operates The African- American Cultural Resource Center and Holistic Child Care Center on James Street in Newark to educate and uplift children, families and city residents. The school presently serves students from kindergarten to second grades and plans to expand to eighth grade enrollment over the next five years.

The Colleoni Apartments | www.colleoniapartments.com

Regan Development has rescued an architectural gem, The Colleoni, a residential building recently restored by Regan Development. The Colleoni has been fully renovated to its original glory, recreated with 29 oversized apartments and features a workout room, on-site laundry facilities, state of the art kitchens, and spacious apartment layouts to meet the needs of its residents.

The New Jersey Institute for Social Justice (NJISJ) | www.njisj.org

NJISJ is a Newark-based urban research and advocacy organization dedicated to the advancement of New Jersey's urban areas and residents. Programs of the Institute are concentrated in four areas: economic opportunity, regional equity, equal justice and legal advocacy.

Stop Shootin', Inc. | www.stopshootininc.org

Stop Shootin' is a non-profit organization whose mission is to assist in reversing the trend of senseless gun violence by advocating peace amongst street organizations and youth. The organization promotes programs and events focused on providing young people with educational, cultural and economic alternatives to crime.

Newark Educator's Community Charter School | www.newarkeducators.org

The mission of NEC Charter School is to create a rigorous learning community that supports academic, social and personal growth of children and the ongoing professional growth of educators. NECCS opened its doors in September 2009 to serve 200 students in grades K through 3. The school intends to add a grade each year until it reaches full enrollment of 450 students in grades K through 8.



Lincoln Park's Demographic Profile

At the time of the preparation of this Plan, the latest available Census data for the Lincoln Park neighborhood (at the block, block group, or Tract level) was from the 2000 decennial Census. Therefore, much of the following data that is presented has likely changed significantly since the last Census, more than 10 years ago. This information should be updated once the 2010 Census data is released, in the 2011-2012 timeframe.

The Lincoln Park neighborhood encompasses all or portions of the following Census Bureau geographic areas:

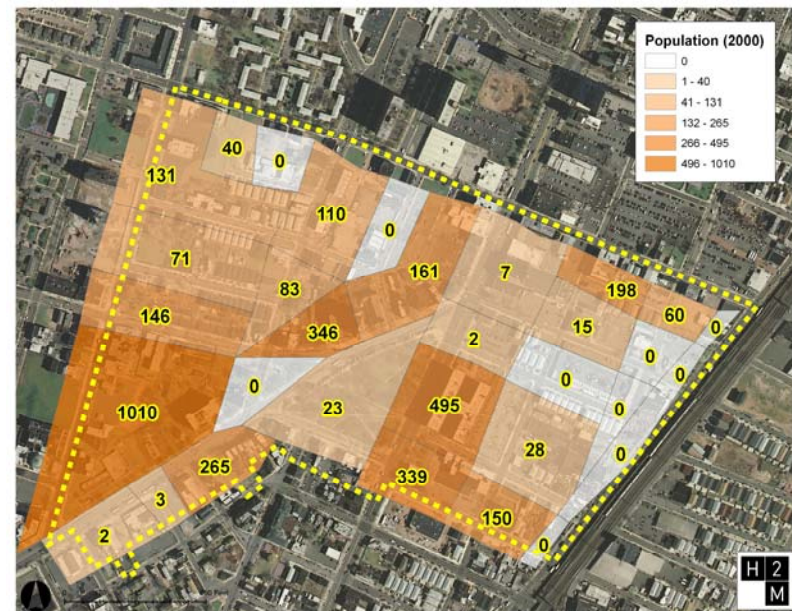
Lincoln Park Census Bureau Geographic Units (2000)

Tract	Blk Group	Block
57	1	1001, 1002, 1003, 1004, 1005, 1006
67	1	1000, 1001, 1002, 1003, 1004, 1005, 1006
	2	2000, 2004, 2005, 2006
80	2	2025, 2026, 2027, 2028, 2029, 2030, 2031
81	2	2015, 2016, 2017, 2018, 2019, 2020
227	2	2001, 2002

The Lincoln Park Neighborhood roughly follows the boundaries of 32 Census “blocks,” the smallest geographic unit for which some Census data is available. The 2000 estimated population for this area was 3,685 persons living within 1,588 households, with an average household size of 2.44 persons. At the time, housing units numbered 1,698, including 110 vacancies (6.5%) and was home to 671 families with an average family size of 3.3 persons.

Of the 32 Census blocks, the 2000 Census indicates that 10 blocks had no population. However, many single, two-family and three-family units have since been built in the neighborhood, particularly, in areas that previously had zero or little population. At the same time, the subsequent abandonment of larger apartment buildings, such as the two, seven-story boarded-up Housing Authority buildings on Dr. Martin Luther King, Jr. Blvd., could have significantly reduced year 2000 population estimates. Of the 22 neighborhood Census blocks having at least one resident, the block containing these two apartment buildings had a 2000 population of 1,010 persons, accounting for approximately 27.4% of the entire Lincoln Park population. This block is also the location of several other apartment buildings, which contribute to its large size.

Lincoln Park Population Distribution, by Census Block, Census 2000



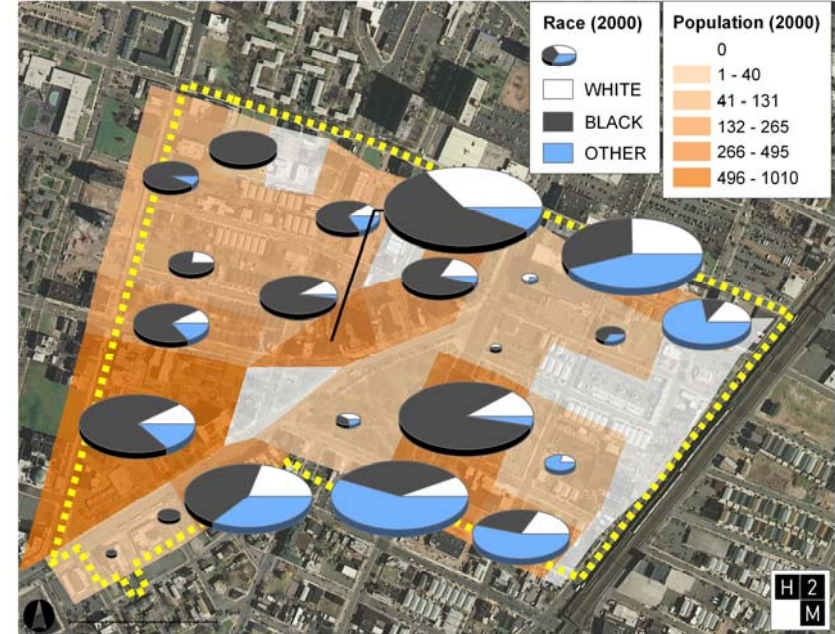
In 2000, the Census Bureau estimated that 62.4% of the Lincoln Park population was African American, with 13.9% White, 20% other race, 3.4% multi-race and less than 1% of combined Asian, Hawaiian or American Indian race. These numbers differ from the City of Newark as a whole in 2000, as seen in the chart below. The Lincoln Park neighborhood had a greater percentage of African-American residents and fewer White residents in 2000 compared to the City-wide racial make-up.

Racial Make-up of Lincoln Park (compared to City-wide)

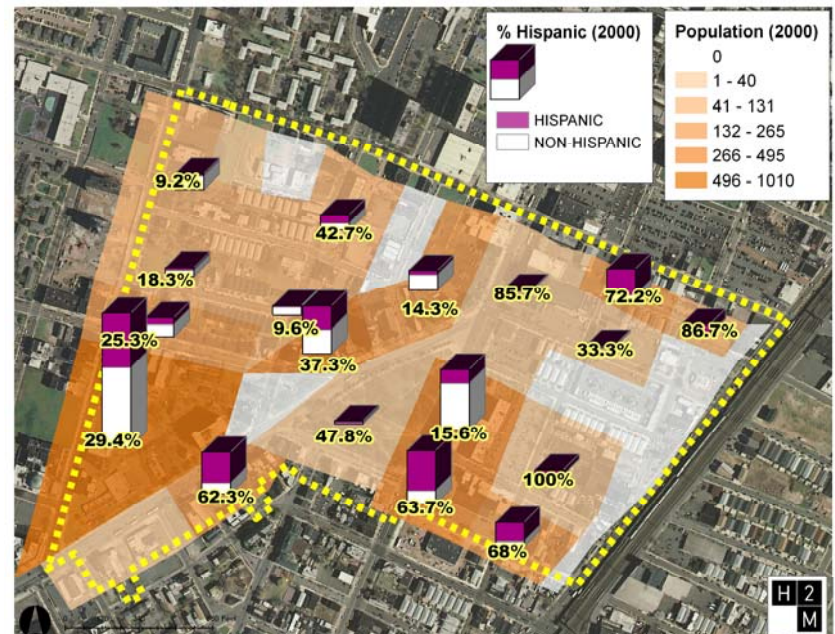
Race	Lincoln Park		Newark
	Number	Percent	Percent
White	511	13.9%	26.5%
Black/African American	2,300	62.4%	53.5%
American Indian	17	0.5%	0.4%
Asian	1	0.0%	1.2%
Native Hawaiian	6	0.2%	0.0%
Some other race	738	20.0%	14.0%
Two or more races	112	3.0%	4.4%
Total	3,685	100.0%	100.0%

The 2000 Census data reveals that 37.1% of the neighborhood is considered of Hispanic or Latino ethnicity, which is greater than the City-wide 2000 Hispanic population of 29.5%. These numbers are likely to have changed during the previous 10 years. For example, the City-wide Hispanic population grew to 30.1% between 2000 and 2006.

Lincoln Park Racial Distribution, by Census Block, Census 2000



Lincoln Park Hispanic Population, by Census Block, Census 2000



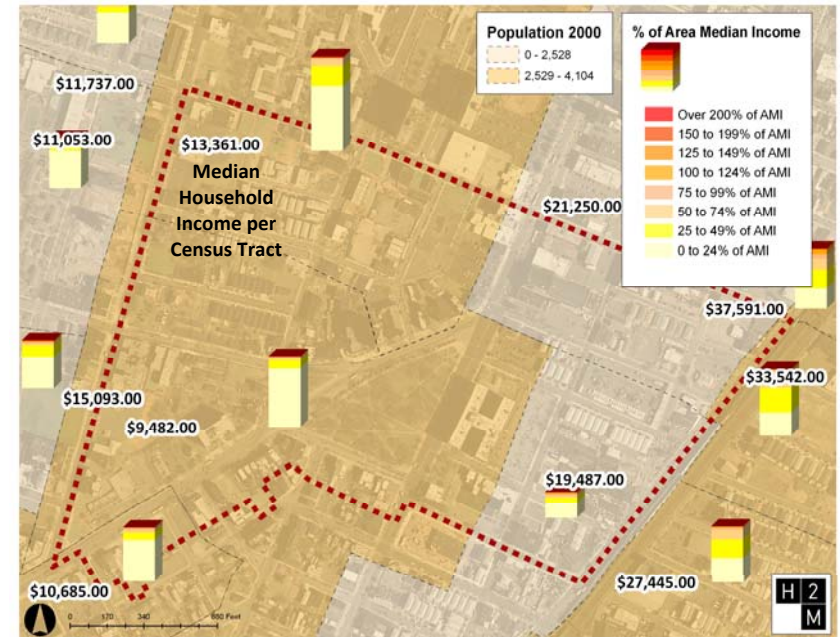
Household incomes can be viewed at the Census Tract level, and the Lincoln Park neighborhood spans portions of five Census Tracts. While also including portions of the City outside of the Lincoln Park neighborhood, the five Census Tracts still provide a relative sense of income conditions in the area. In 1999, Area median Income (AMI) for Essex County was \$67,900 and household median income was \$26,913 for the City of Newark. In all five Lincoln Park Census Tracts, the household median income was less than the City-wide median income. As shown in the table, the majority of neighborhood households fall between just 10 and 24% of the area median income (AMI for Essex County.)

Income Data	Census Tract within Lincoln Park				
% of AMI	57	67	80	81	227
10 to 24%	302	1,185	330	1,307	831
25 to 49%	103	168	159	422	144
50 to 74%	53	64	64	155	52
75 to 99%	36	4	35	7	45
100 to 124%	15	8	13	6	6
125 to 149%	11	-	-	-	-
150 to 199%	8	-	18	4	-
Greater 200%	-	12	-	20	6
Median Income	\$ 19,487	\$ 9,482	\$ 21,250	\$ 13,361	\$ 10,685

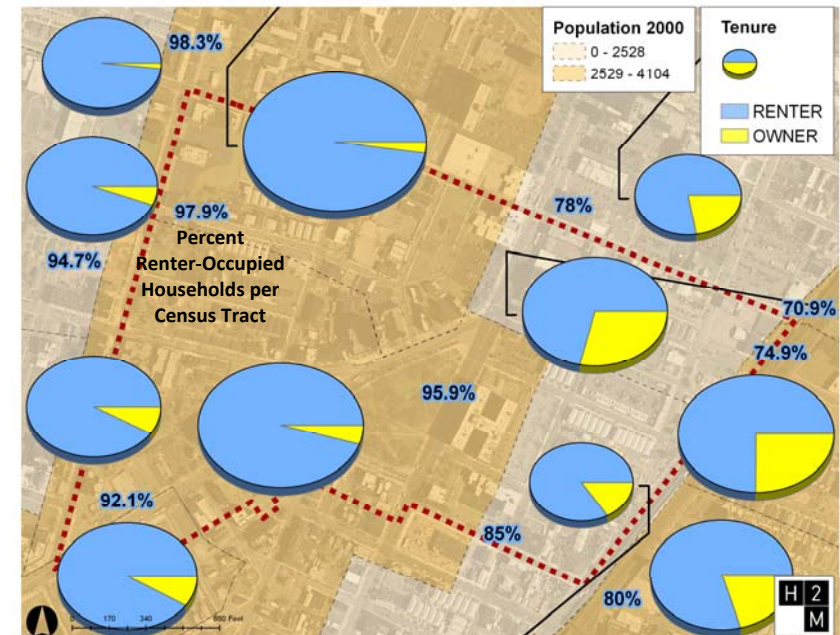
Within these 5 Census Tracts, 91.5% of homes are renter-occupied, compared with 76.2% for the City of Newark in 2000, indicating an extremely low percentage of home ownership in Lincoln Park.

Having experienced so much change over the past decade, this demographic profile will likely need significant revising, once new 2010 decennial Census data becomes available.

Lincoln Park Household Median Income, by Census Tract, Census 2000



Lincoln Park Household Tenure, by Census Tract, Census 2000



Lincoln Park's Contemporary Development Landscape

Many of the historic buildings that immediately surround Lincoln Park are recognized for their architectural beauty and elegance. More recent development in the neighborhood, however, varies significantly in style and character.

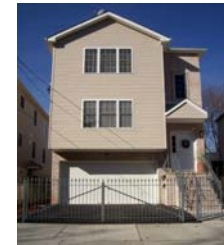
Residential “Box” Housing

Between 2000 and 2006, Lincoln Park experienced a surge of “box-style” housing development. These 1-, 2-, or 3-family housing units resemble a long box and typically feature excessive blank walls, minimal windows, deep front setbacks, and fully paved front yards used for parking. The box housing type has been used as infill development as well as large vacant areas of blocks consisting of +/- 25-foot-wide lots. The box housing was a formulaic, economically-driven development-type that did not attempt to match the character of existing development.



Birds-eye view of new 2- & 3-family dwellings

The most dominant housing type being developed in Lincoln Park today is two- and three-family narrow-lot dwellings. Most are set back from street with a side or front driveway. These standalone structures have elements of suburban style housing.



Typical box-type dwelling

The City of Newark has since introduced new zoning standards for dwelling units that now prevent the negative aspects of box-style housing development. As for existing box-type dwellings, the City is proposing to partner with local design groups on a program for architecture students to develop a range of affordable, sustainable design improvements for individual property owners. Such a program could be an implementation component of the Plan.

Residential Rehabilitation

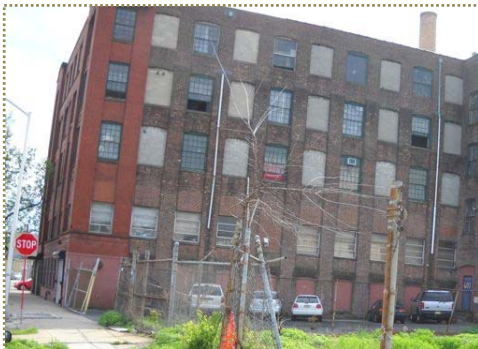
Recent development in the neighborhood also includes rehabilitation projects. Many of the projects rehabilitate the building's exterior to stay true to the historic architectural style, while transforming the interior for modern use.



Recent rehabilitation project by Crawford Street Lofts, LLC

Live-work

One of the major reasons the Lincoln Park Neighborhood has been an attractive location for artists is the prevalence of older warehouse buildings that have been converted to loft or open-layout space for live-work units. Space that can be utilized simultaneously for both living and working is economically attractive and convenient for artists and other types of professionals. This type of housing is advantageous from a “green” perspective, as well, as it completely eliminates commuting and therefore reduces overall vehicle miles travelled (VMT) and road congestion. New development with open floor plans that allow living and working flexibility is also being constructed in the neighborhood to continue to attract artists and other professionals to Lincoln Park.



Warehouse on Mulberry Street converted into living and working space for artist professionals

Lincoln Park Village: New units along Washington Street with optional commercial space and open floor plans



Affordable Housing

The Lincoln Park area is well-served by a vast stock of affordable housing, some of which is income-restricted. A survey of existing and planned construction of affordable housing in the neighborhood shows more than 800 units (Spruce Gardens, Lincoln Park Village, Essex House, Shalom Towers, Broad Street Rehab., etc.), some planned for restricted-income tenants. One reason for the abundance is the inability of developers to receive construction financing through conventional sources, as the current economic downturn has led to a tightening of credit for builders. Agencies providing financing for affordable housing are increasingly attractive to developers who do not want their construction projects to stall. The result could be potential concentration of low-income housing and poverty in the neighborhood.

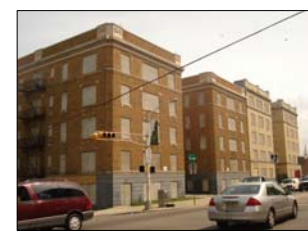
A mix of housing types that ensures Lincoln Park has housing stock attractive to all income levels is strongly recommended for the health of the neighborhood. The overarching goal is to provide adequate residential density and wealth to support vibrant, commercial businesses and a mix of uses.



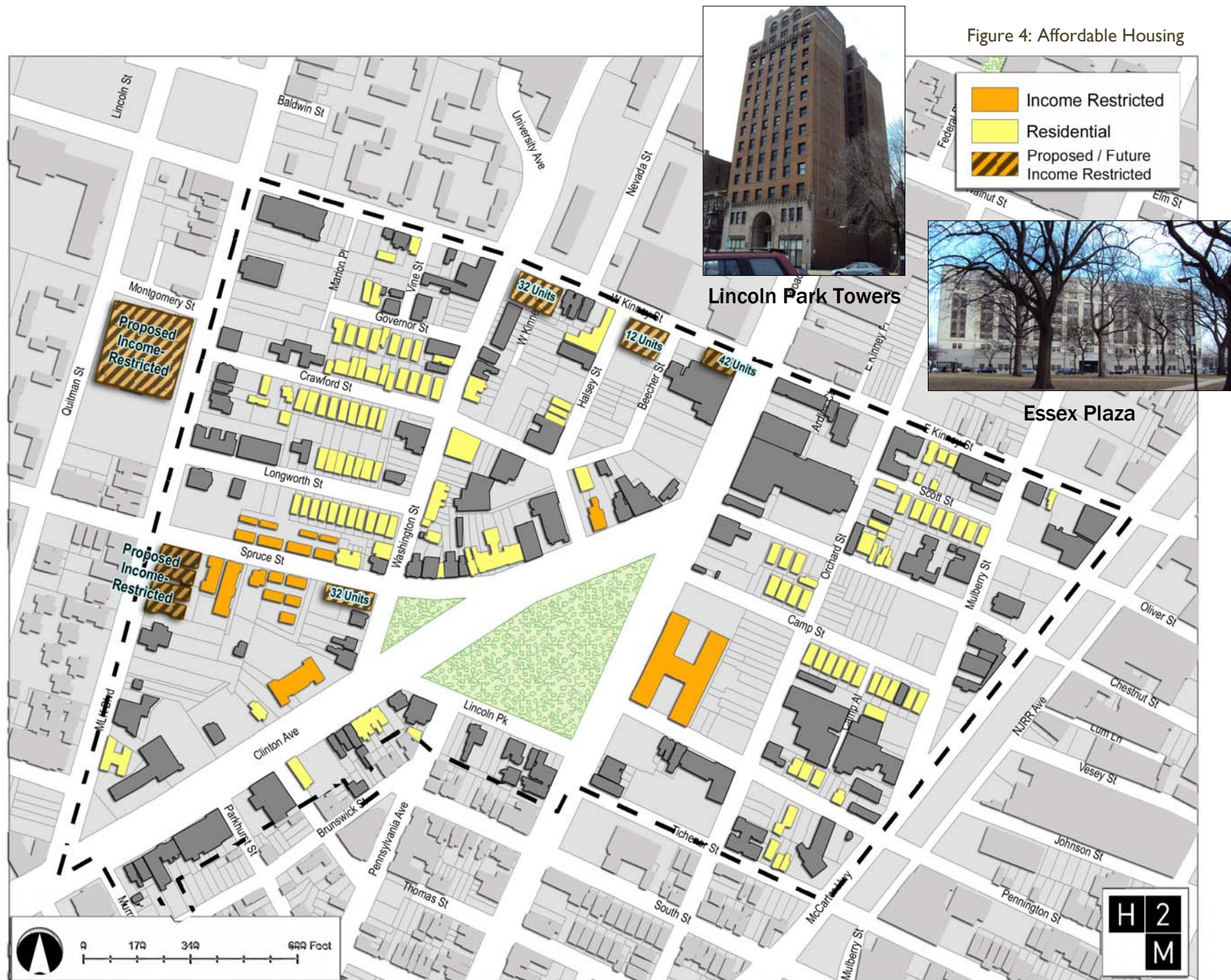
Spruce Gardens



Shalom Towers



High Street (Boarded-up)



Commercial

Small areas of commercial development are scattered along parts of Broad Street, Washington Street, Mulberry Street, McCarter Highway, Lincoln Park, Clinton Avenue and Dr. Martin Luther King, Jr. Blvd. There are no significant areas of contiguous commercial development, however. Along Broad Street, between East Kinney and Chestnut Streets, there is some retail, service and non-profit uses that stand near Symphony Hall. At the Washington and West Kinney Street intersection, there is a liquor store, mini-mart and car repair shop. A newly refurbished nightclub recently opened on Halsey Street. Along Clinton Avenue, there is a McDonalds and a stripmall shopping center. There are also a few bodega-type markets in the area. Mulberry Street and McCarter Highway are dominated by light industrial and auto-oriented uses along with a new health club and artist loft space. Along Lincoln Park and Dr. Martin Luther King, Jr. Blvd., most of the uses are non-profit, office or religious institutions. In all, there is very minimal neighborhood and shopping retail, no major grocery stores, and virtually no restaurants, other than a few fast-food options.

Schools

The number of schools in the neighborhood has also grown dramatically in recent years, making Lincoln Park one of the most concentrated areas of schools and school children in the City. The new schools include charter schools, schools for disadvantaged students, and after-school care. The proliferation of schools has had an impact on traffic conditions in the

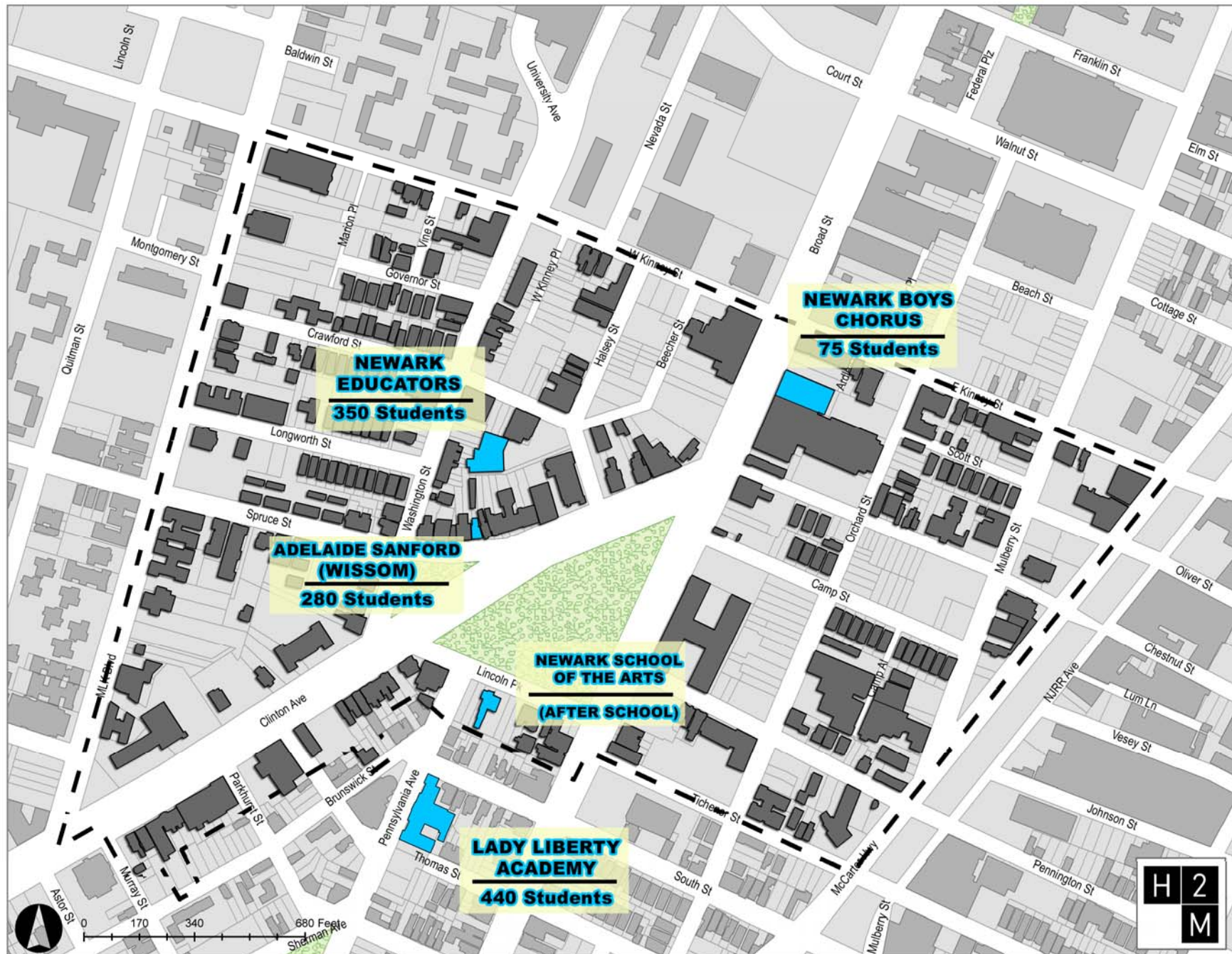
neighborhood, particularly during drop-off and pick-up times, since most of the students arrive to school by car. The increase in the number of children navigating the area has also highlighted the ineffective conditions for pedestrian safety and the need for traffic calming. Of equal concern is the growing need for active recreation space in the area. It is recommended that the City pursue programs that target improving pedestrian access to schools and parks, such as Safe Routes to School (SRTS).

1. Lady Liberty Academy – 440 Students
2. Newark School of the Arts (After School)
3. Adelaide Sanford Charter School – 280 Students
4. Newark Educators – 350 Students
5. Newark Boy's Chorus School – 75 Students



Parent picking up student from school walk across Lincoln Park and come in close contact with a fast moving vehicle

Figure 5: Schools



2.3 Surrounding Context

The Lincoln Park Redevelopment Plan is being planned within the context of multiple redevelopment efforts within and surrounding the Plan Area.

To the west of the redevelopment area is the Springfield Neighborhood, an area for which the Old 3rd Ward Urban Renewal Plan was created in 1960, and last amended by the City in March 2008. The blocks just west of Dr. Martin Luther King, Jr. Blvd. largely contain high and medium density residential buildings. The 2008 amendment to the Old 3rd Ward Urban Renewal Plan called for mixed-use buildings and greater densities. New residential and mixed-use buildings are being developed on the facing side of Dr. Martin Luther King, Jr. Blvd.

North of East and West Kinney Street, Washington Street becomes the dividing line for two City neighborhoods: the Springfield Neighborhood to the west of Washington Street and the Central Business District Neighborhood between Washington Street and McCarter Hwy. A former Postal Service facility (now vacant), high-rise apartments, and vacant and abandoned residences, and vast parking lots occupy the blocks to the north of West Kinney Street. The City's Living downtown Redevelopment Plan also bounds the northeasterly corner of the Redevelopment Area. To the east of the redevelopment area, beyond McCarter Hwy, is the Ironbound neighborhood. As a fast moving, wide highway bounded by a railroad corridor, McCarter

Hwy is a strong easterly boundary of the Lincoln Park neighborhood.

Past and recent planning efforts, including the Old 3rd Ward Urban Renewal Plan, and the Broad Street Station Redevelopment Plan, the Living Downtown Redevelopment Plan, and the 11-acre Symphony Hall West Redevelopment Plan were consulted for this Plan to ensure congruent development and Plan consistency.



Montgomery Heights: Rendering

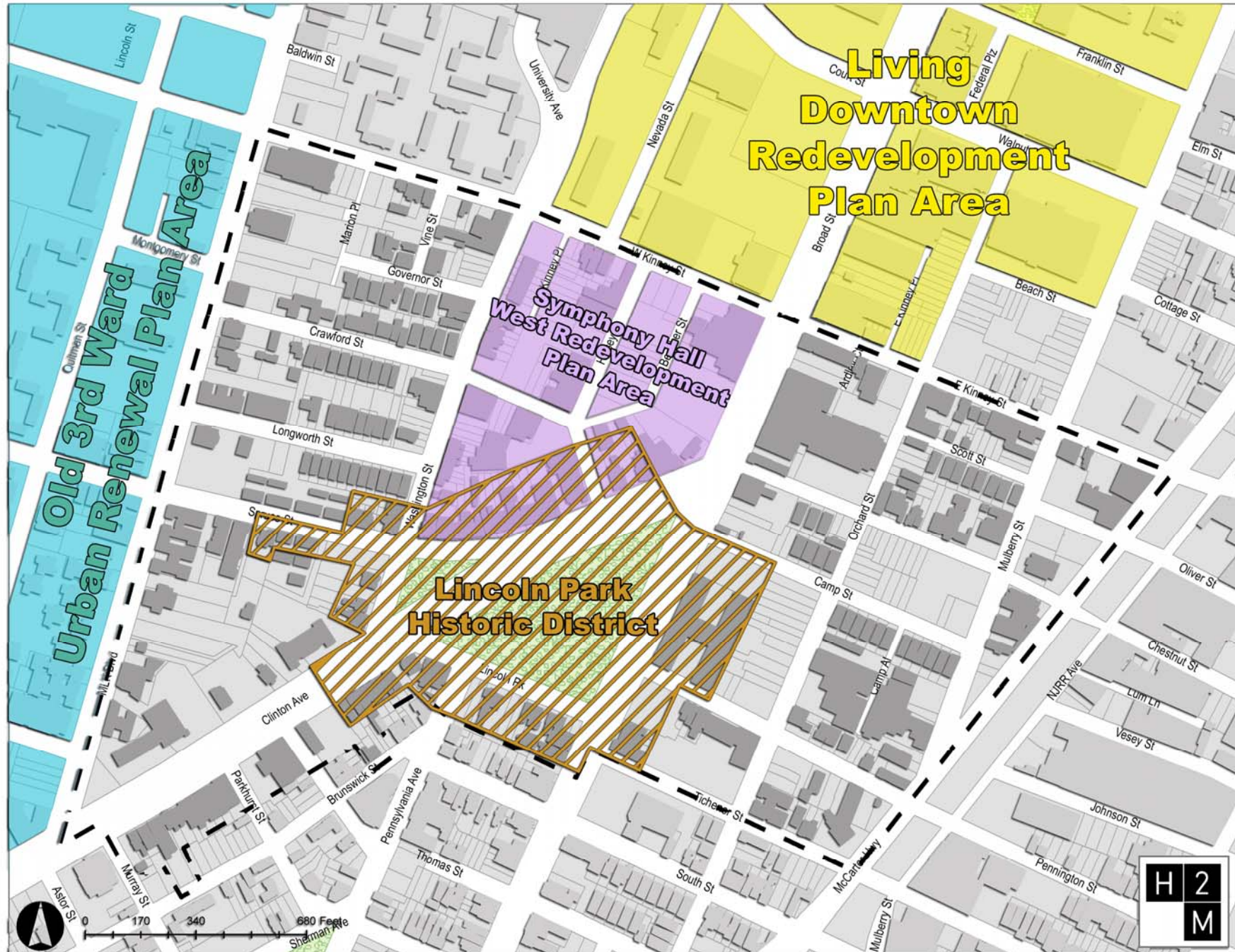


Construction in progress, 2010



Income-restricted rental units being developed on the westerly side of Dr. Martin Luther King, Jr. Blvd, opposite the Redevelopment Area.

Figure 6: Nearby Redevelopment Areas / Districts



Section 3. Relationship to Local Planning

The City of Newark has utilized the redevelopment planning process in the past to improve areas that have been resistant to improvement via market forces alone. Past City planning efforts within the Lincoln Park area have been largely focused on buildings within the Lincoln Park Historic District, and cultural uses that would compliment and support Newark Symphony Hall.

3.1 Newark Master Plan, 1990

The last comprehensive City Master Plan, prepared in 1990, proposed that the study area be redeveloped as a coliseum/convention center to build on the presence of Symphony Hall. Since the 1990 Master Plan, the idea of a coliseum/convention center in the Lincoln Park area has been abandoned in recognition of the emergence of the NJ Performing Arts Center and the cultural district that includes the Newark Museum and Newark Library on the other side of the Central Business District.

The redevelopment area is now envisioned as an “Arts District” that would emphasize live-work space, galleries, clubs, bars, performance spaces, coffee houses and restaurants. Complimentary uses, such as office and hotel space that can add to the economic viability of such a district without compromising its character, are also anticipated.

3.2 Land Use Plan Element, 2004

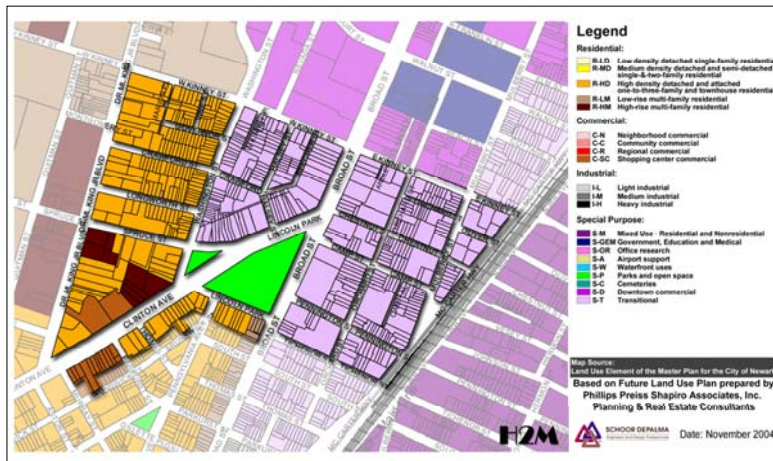
In December of 2004, after a comprehensive review and update, the 2004 Land Use Element of the Master Plan was adopted. The Land Use Plan Element contains several goals, assumptions and policies, which form the basis for the Future Land Use Plan. This Lincoln Park/Symphony Hall Redevelopment Plan is supportive of and consistent with the following Land Use Element statements regarding the Downtown District:

- Maintain the central business district as the core of Newark and the office center of the region, and strengthen it with private market retail, cultural and entertainment uses in particular, but also office, hotel and multifamily residential uses.
- Introduce a diversity of land uses in the downtown, but in particular a vertical mixing of uses in buildings, with a focus on retail at street level, and other uses, particularly residential, on the upper floors. The reintroduction of multifamily residential in the downtown is aimed to enliven the downtown and create a presence in the evening and on weekends.

Figure 7 shows the 2004 Land Use Plan for the Redevelopment Area. The “Transitional” Special Purpose District (S-T) encompasses the blocks north of Lincoln Park (the original Symphony Hall West Redevelopment Area) and the blocks west of Broad Street (an area recommended for redevelopment study by the Land Use Plan).

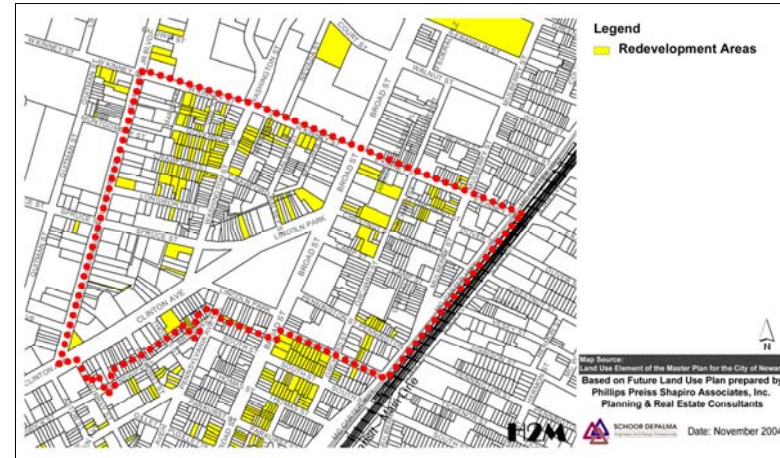
The remaining areas of the Redevelopment Plan Area, including the properties west of Washington Street and on both sides of Clinton Avenue, are to be largely high density townhouse residential, with some high rise residential and shopping center commercial.

Figure 7: Land Use Plan for Redevelopment Area



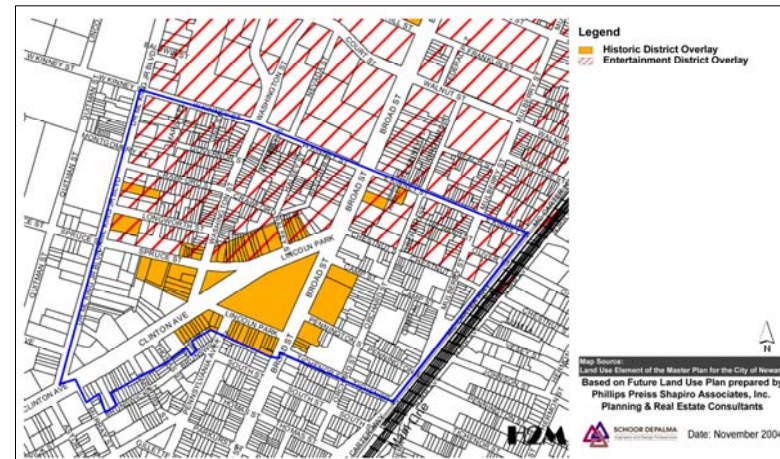
The 2004 Land Use Element also highlights anticipated future Redevelopment Areas for the entire City. **Figure 8** shows these areas within the Lincoln Park Redevelopment Area boundary. Most of the highlighted properties were vacant lots or surface parking lots at the time of the 2004 Land Use Element.

Figure 8: Redevelopment (2004 Land Use Element)



The Land Use Plan also shows how the Historic District and Entertainment District Overlays span the Redevelopment Area.

Figure 9: Overlay Districts (2004 Land Use Element)



3.3 Master Plan Re-Examination Report, 2009

Most recently, the City of Newark adopted a Master Plan Re-Examination Report in February 2009. The Report calls for “bold strategies” that acknowledge and take into account each neighborhood’s distinct attributes, such as income and wealth, educational attainment, land use, and other demographic and economic indicators. The Report uses 2000 Census data to show that the South Broad Street Neighborhood (encompassing Lincoln Park Neighborhood) are two of the lowest income areas in the City. The Re-Examination Report calls for “*bold strategies designed to jumpstart and sustain visible revitalization in all of Newark’s neighborhoods,*” such as:

- Invest in public improvements to streets and public spaces in every neighborhood that help prevent crime and improve pedestrian safety
- Develop 20,000 new and diverse housing units so people of all types, singles and families, rich and poor, can find quality homes throughout the City
- Ensure all Newark residents are living within a 10-minute radius of safe and attractive parks and recreation
- Provide all Newark residents with quality public facilities and services

Referring to the Lincoln Park/South Broad Street Neighborhood (in addition to the Seventh Avenue, University Heights,

Springfield/Belmont and Lower Clinton neighborhoods), the Report makes the following recommendations:

- In neighborhoods in close proximity of downtown, there are opportunities to leverage transit assets, such as the City Subway and both current and planned Bus Rapid Transit (“BRT”) stations, as well as publicly-owned land to increase densities.
- New housing will be attractive to people who desire to live in close proximity to the downtown, riverfront, university and medical institutions.
- Higher density housing types in these neighborhoods can help to create a mix of affordable and market-rate rental and for-sale housing for existing and new residents.

This Redevelopment Plan supports these initiatives by establishing new zoning standards and through a host of land use and transit policy recommendations.

3.4 Master Plan Revision, 2010-2012

Currently, the City of Newark is embarking on a comprehensive revision of its Master Plan. New versions of all elements are being prepared, and it is anticipated that this process will be complete in early 2012.

3.5 Newark City Zoning

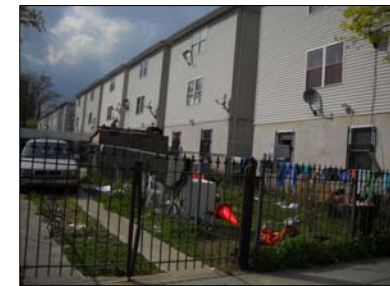
The following Zoning Districts span the Lincoln Park / Symphony Hall Redevelopment Area:

- R4 Fourth Residence District
- B3 Third Business District
- B4 Fourth Business District
- I1 First Industrial District



The City's zoning for this area is outdated, and does not reflect current land use and building conditions. Much of today's development requires variances or waivers from the existing zoning requirements.

The Symphony Hall West Redevelopment Plan and Ordinance, as adopted in 2004, supersedes the City's underlying zoning in the Plan Area. Upon its adoption, the Lincoln Park Redevelopment Plan and incorporated regulations supersede the City's Zoning, and replaces the Symphony Hall West Redevelopment Plan.



Existing zoning requirements do not offer the desired predictability as to what development in Lincoln Park will look like once built

Section 4. Public Process

This Redevelopment Plan is the result of more than 20 years of community and public involvement, and largely built upon a strong foundation of participatory planning efforts by residents.

4.1 LPCHD Plan

In the late 1980's, residents of the neighborhood and the growing artist community began to meet about a grass-roots effort to revitalize the Lincoln Park neighborhood. The outgrowth of those meetings was the formation of "Renaissance Newark, Inc." Renaissance Newark prepared the "Lincoln Park Cultural and Historic District Plan," which was incorporated into the City's 1990 Comprehensive Master Plan. The LPCHD Plan included:

- Short-term neighborhood clean-up and stabilization.
- Preservation and restoration of the character and integrity of the historic neighborhood.
- Focusing future development around the cultural and historic amenities and growing cultural community.

4.2 The Barbary Coast Plan

The Barbary Coast Plan (BCP), submitted in 1997, was built on the efforts of the LPCHD Plan. The planning process was led by the Newark Music Project, which looked to develop Newark's historic

Coast district to revive the arts and music culture that thrived in the 1920's through 1950's. Components of the BCP were:

- Renovating Symphony Hall.
- Connecting southern and northern Broad Street.
- Renovating existing buildings and building new ones to accommodate mixed-incomes.
- Adopting zoning that allows for restaurants, art galleries, night entertainment venues, craft stores and street vendors.

4.3 Regional Plan Association (RPA) Visioning

Building on the work of the LPCHD Plan and the BCP, the Regional Planning Association (RPA) became involved in Lincoln Park. In 1999, RPA hosted a three-day charette examining the redevelopment potential of the Lincoln Park neighborhood. The charette resulted in several key suggestions, including:

- Artist housing around Newark Symphony Hall and behind Lincoln Park.
- A renovated Symphony Hall.
- More funding and cultural programs and activities.
- An arts and cultural corridor along Broad Street, connecting northern and southern Broad Street.
- A "greening" of the Lincoln Park Community.

For three years thereafter, RPA provided substantial assistance to the Lincoln Park neighborhood, including two conferences, a walking house tour, the development of a neighborhood plan, hosting meetings, and partnerships with developers to build artist and market-rate housing. The RPA was also instrumental in the formation of the Lincoln Park/Coast Cultural District, Inc. (LPCCD) to carry on the mission and goals of the community.

4.4 LPCCD

In 2002, the Lincoln Park/Coast Cultural District, Inc. (LPCCD) became a fully independent and staffed organization that organizes neighborhood promoting, host festivals and construct housing and mixed-use building projects. The LPCCD is a non-profit 501(c) (3) organization with a mission to plan, design and build a comprehensive arts and cultural district in the Lincoln Park/Coast area of the City of Newark.

The LPCCD has been a major player in leading the revitalization of the Lincoln Park emerging arts and cultural district, in a manner that promotes sustainability. The organization is currently developing USGBC LEED Certified buildings and is participating in the USGBC LEED for Neighborhood Development (LEED-ND) pilot program, one of the nation's best practices in sustainable urban development.

4.5 Symphony Hall West Redevelopment Plan

In May 2004, the City of Newark adopted the Symphony Hall West Redevelopment Plan, which was prepared for the 11-acre area north of Lincoln Park, and bounded by East & West Kinney, Washington and Broad Streets. The involvement of the LPCCD in the creation of this Plan led to the idea that this area would become: “an “Arts District” that would emphasize live-work space, galleries, jazz clubs, performance spaces, coffee houses and restaurants. Complimentary uses, such as office and hotel space that can add to the economic viability of such a district without compromising its character, are also anticipated.”

4.6 Lincoln Park Redevelopment Plan, 2010

The creation of this Plan builds on these past efforts, and on the involvement of local organizations, individuals and residents of the neighborhood. To ensure adequate public participation, separate meetings were held with key stakeholders, including representatives from the: LPCCD, SuperNeighborhood, RAM Gallery, City Without Walls, Integrity House, Wisomm, Newark Boys Choir, Newark School of the Arts, Symphony Hall, a historian and local developers.

This Plan also integrates the comments and recommendations from City Officials and representatives of various City departments, including: Parks and Recreation, Engineering, the Housing Authority, and Sustainability Departments.

Community Meetings -- Lincoln Park Redevelopment Plan, 2010

Two community-wide meetings were held during the planning process in order to understand the issues most important to residents, get stakeholder input, share local knowledge, and vision about the future. On **September 14, 2010**, residents broke into small working groups to discuss and mark-up large-scale map boards that addressed three major topics: land use and building typologies, circulation conditions and parks/open space. On **November 10, 2010**, meeting attendees participated in an interactive “image preference survey” presentation that sought to understand resident preferences towards land uses, architecture styles, street design and parks. Each meeting welcomed on the order of 25-35 attendees, consisting largely of Newark residents with ties to the Lincoln Park Neighborhood (i.e., live, work, attend Church or school, etc. in the neighborhood.)

The Planning Team received outstanding comments and recommendations from residents that would directly influence the content of the final Plan. Full presentations and meeting minutes for both meetings are provided in **Appendix A**.

November 10, 2010 Community Meeting



September 14, 2010
Community Meeting

Meeting Outcomes & Recommended Action Steps

Some of the major themes expressed by stakeholders and meeting attendees are summarized below. Possible recommended action steps follow each area of concern:

- Meeting attendees voiced concern that existing business and uses in the neighborhood should be able to remain.
 - **Plan Action Step:** This Plan states that “all uses that exist in the Lincoln Park Redevelopment Area prior to the adoption of this plan are expressly permitted to remain” (See Permitted Uses section, page 88).
- Crime is still a visible issue in the neighborhood. The boundaries of multiple police precincts overlap areas of the neighborhood, but there is no dedicated Lincoln Park Precinct, which results in “territory confusion” among the precincts, and an inadequate response to incoming calls.
 - **Plan Action Step:** Residents can form Neighborhood Watch Groups to work in collaboration with law enforcement.
 - **Plan Action Step:** Meet with Police to discuss issues associated with precinct boundaries.
- The influx of schools into the neighborhood has generated substantial traffic problems, particularly due to the pick-up and drop-off of students. At the same time, the traffic conditions and unwelcoming pedestrian conditions do not encourage students to walk or bike school.
 - **Plan Action Step:** Prepare a bike-ped improvement plan that addresses safe routes for school children and look for funding to implement improvements.
 - **Plan Action Step:** The circulation patterns and adequacy of signage around schools should be evaluated along with better traffic enforcement during school pick-up and drop-off times.
 - **Plan Action Step:** Evaluate potential for crossing guards at key intersections: Washington & Spruce; Washington & Crawford; and Washington & Clinton.
- There are no adequate recreation areas in the neighborhood geared towards children. Especially given the large number of new school children, active recreation space is needed.
 - **Plan Action Step:** Evaluate the potential conversion of vacant parcels or city-owned lots to pocket parks, playgrounds and playspace.
 - **Plan Action Step:** Interested residents in converting vacant lots to parks, community gardens, or other public use, should speak with the City’s Real Estate department for using City-owned land (i.e., to establish a temporary lease of land) and reach out to individual private-property owners about the potential of similar land-lease arrangements.
- Some residents say that Lincoln Park has deteriorated in recent years, and has become a hotspot for the homeless, open drinking and drug using. Litter, including alcoholic beverage cans and needles, are strewn over the park, and police do not regularly patrol or adequately enforce. Residents disagree, however, as to how Lincoln Park should function in the future. Some insist it should continue as a passive-only park. Others believe it should also include a section for active use activities, to fill a need for recreation space in the neighborhood.
 - **Plan Action Step:** Residents should consider forming a “Friends of Lincoln Park” organization and set up a meeting

with the City's Park and Recreation Department to discuss opportunities for collaboration and stewardship.

- **Plan Action Step:** A separate study and planning process is needed to prepare a next phase plan for Lincoln Park, and for determining where active recreation space should be located within the neighborhood. The planning process should involve significant public outreach and surveying of residents.
 - **Plan Action Step:** The City's Parks Department should continue to evaluate its proposed design for a "mixed-use" park.
- New residential development should be "child friendly," and contain outdoor space play areas (yards, decks, tot lots, etc.)
- **Plan Action Step:** This Plan sets development standards and building placement requirements for residential developments that require recreation space or immediate access to play areas for children.
 - **Plan Action Step:** This Plan requires landscaped areas for residents based on Housing Type.
- The buildings within the Historic District are iconic to the neighborhood and should be preserved; any new construction in the District should be designed carefully to respect the existing historic character.
- **Plan Action Step:** This Plan sets requirements that serve to preserve the District's historic character.
 - **Plan Action Step:** The City should consider updating its Historic District Standards to include design requirements for additions and overbuilds.

→ Housing in the neighborhood should accommodate a mix of incomes and be affordable to local residents.

- **Plan Action Step:** New development should be income-balanced with the large amount of existing income-restricted housing.
- New building design should keep the prevailing character of the neighborhood.
- **Plan Action Step:** The development requirements and design standards in this Plan reinforce the existing neighborhood character.
- The areas with narrow-lot residential (i.e., townhomes, rowhouses, two- and three-families) should remain "quaint" and of similar residential character. The front façade elements, such as architectural detailing, windows, doors, etc. of a building are extremely important to establishing a well-designed building. Fences in the front yards, however, should be regulated so they cannot be kept open and block the sidewalks.
- **Plan Action Step:** The plan requires a host of design and architectural standards.
 - **Plan Action Step:** Architectural Standards for fences and gates require that front yard gates open inward.
- Residents complain of "nowhere to eat" and "nothing to do," and desire neighborhood retail and restaurants, stores, cafes, boutiques, and other street-level uses that can create an active street life (i.e., Broad St., Washington St). The retail should serve residents, including children and teenagers. Auto-oriented uses, fastfood places and walk-up windows are undesirable. Mulberry Street, which is now an "auto-body

land,” may be a good location for a supermarket. Residents would also welcome a farmers market.

- **Plan Action Step:** This Plan provides a detailed listing of specific uses that are permitted and those that are prohibited in the Lincoln Park Redevelopment Plan Area. Developers that construct uses that residents have communicated as being highly desirable (café, restaurant, shopping, etc.) may be eligible for expedited review process (page 120).
 - **Plan Action Step:** A market analysis for a supermarket in the neighborhood is presented in this Plan.
- Traffic regularly backs up at the intersection of Clinton Ave. and Washington St. and vehicles often ignore this traffic light.
- **Plan Action Step:** Review the synchronization of traffic lights at this intersection and at the Spruce St. and Washington St. intersection, along with additional cameras, should be considered
- Traffic moves too fast on Broad Street, Clinton Avenue and Lincoln Park. These fast-moving avenues are extremely wide and behave as highways, and are unsafe for pedestrians trying to cross.
- **Plan Action Step:** Implement the Plan’s traffic calming recommendations, such as center medians, bump-outs, bike lanes, or other “road diet” means.
 - **Plan Action Step:** Install highly visible pedestrian crossing features such as wide crosswalks, pedestrian crossing signals, and visible signage.
 - **Plan Action Step:** Initiate an aggressive police enforcement program that targets drivers who do not stop for pedestrians.

→ Parking is an on-going issue for local residents who are often unable to find street parking.

- **Plan Action Step:** Residents should work to gather enough signatures to petition to establish a permit parking program.
- The neighborhood varies greatly in terms of socio-economic status, and continues to grow in diversity as new, incoming residents (younger, artist community, higher incomes) mix with established residents. The neighborhood also has a significant number of institutions that sometimes seem at odds with each other, including: social service agencies, schools, and art-related institutions. How can these seemingly divergent uses and divergent communities relate to one another and how can the neighborhood try and capitalize on this diversity?
- **Plan Action Step:** With the large senior citizen population and a growing number of school-age students, local art institutions can act as a liaison by connecting the two groups through various art programs and projects.
 - **Plan Action Step:** Form a Neighborhood Association that reaches out to obtain representatives from all resident demographics, local businesses and schools.
 - **Plan Action Step:** Residents should convene additional community meetings to continue the momentum generated during the Plan process. Leaders within the community should be identified to spearhead initiatives such as forming neighborhood watch groups, cleaning up vacant properties, and others, to supplement City services in a time of severe City budget cuts.
- As outcomes of the Lincoln Park Redevelopment planning process, additional neighborhood planning initiatives are recommended for further study, described in **Appendix B**.

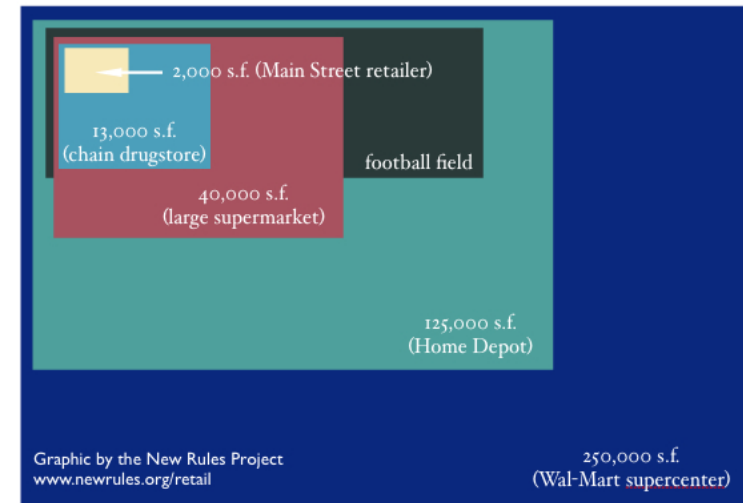
Retail Development Spotlight: Can a grocery store / large retail store come to Lincoln Park?

Residents of Lincoln Park have been voicing their concern about the lack of access to a full service supermarket. Lincoln Park is home to numerous “bodega” style markets, but to shop at a full service grocery store (i.e., PathMark, ShopRite, Stop N’ Shop, etc.), residents must drive or take public transportation far outside the neighborhood. To reach a specialty grocer like an organic store (i.e., Whole Foods, Trader Joes, etc.), residents have to leave the City of Newark. In addition to the small bodegas and local delis, there is a relatively small C-Town supermarket in the neighborhood. For those in the neighborhood who do not own a car, getting access to a large variety of food is not an easy feat. (See Major Supermarket Location Map, page 44).

Where?

One of the biggest challenges for urban supermarkets is finding properties of sufficient size to build large, unencumbered floor plates and provide enough parking. For example, for a supermarket building footprint:

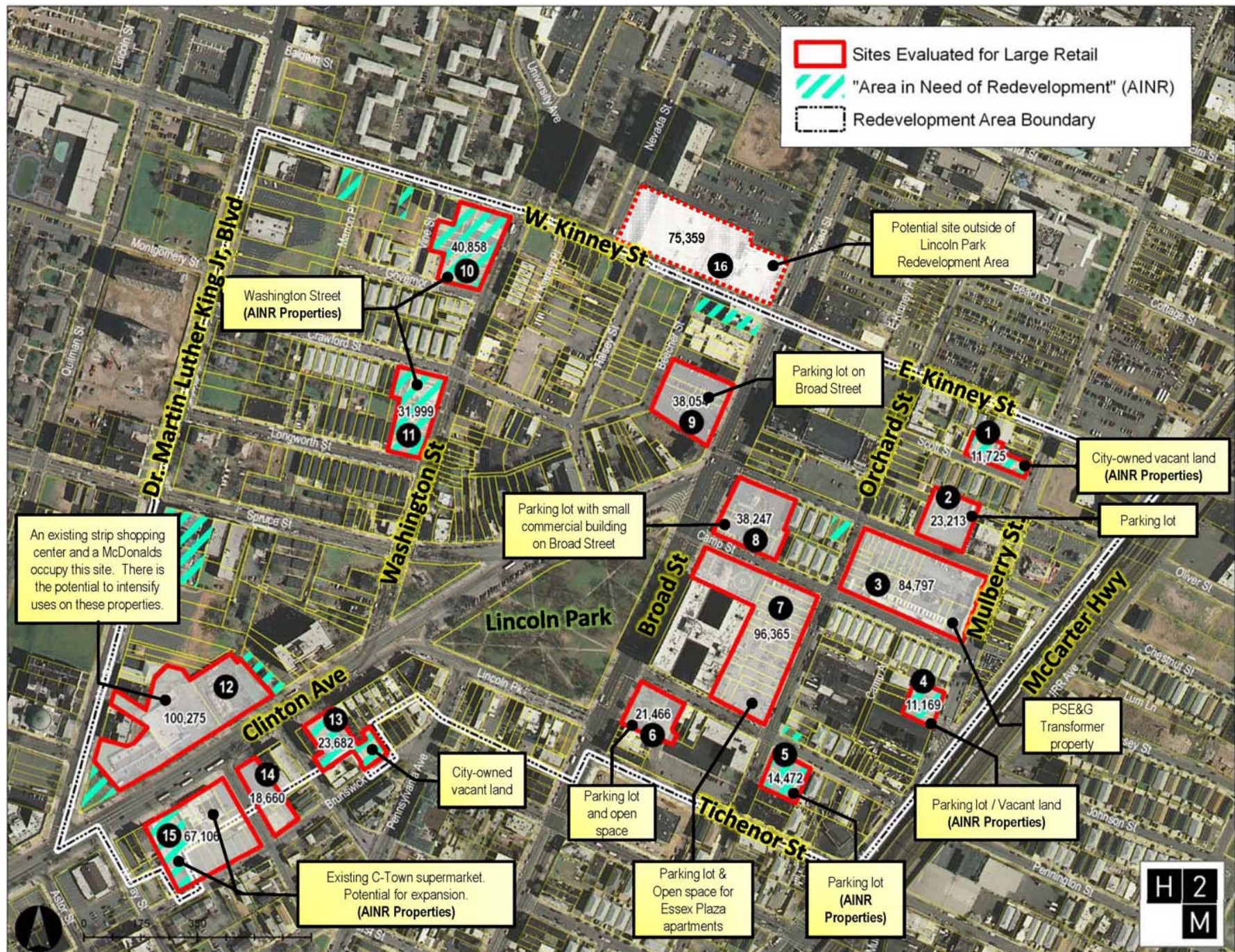
- Specialty grocers (Whole Foods, Trader Joes) require an average of 35,000 sq. ft.
- Full-service stores (PathMark, ShopRite) range, on average, between 40,000 and 70,000 sq. ft.



Assuming an urban supermarket will need an average of 40,000 sq. ft. for a building footprint, there are no single properties in the Lincoln Park neighborhood that could accommodate a building of this scale, in addition to the necessary area for parking. For this reason, multiple contiguous properties would need to be combined to create a large-enough property.

Figure 10 and the corresponding Table below show several large sites, each of which include multiple contiguous properties grouped together. These sites may be suitable for a large retail establishment. The major factors to consider are: combined size, openness of configuration, fronting streets, access points, current ownership mix, existing uses onsite, and surrounding uses. Most of the sites selected are either vacant properties, surface parking lots, or are considered impractical for an urban setting (i.e., a small building surrounded by surface parking.)

Figure 10: Location Analysis Map, Large Retail



At community meetings, residents indicated that the Mulberry Street corridor would be a potential appropriate location for a supermarket. However, Clinton Avenue, Broad Street, and potentially Washington Street also have appropriately-sized sites for large retail, and should also be considered.

Most importantly, a large format retail or supermarket use should not be located in an area where it would be in conflict with an established pattern of development (i.e., compact residential, small-scale retail, historic, etc.).

Sites evaluated for potential location of future Supermarket / Large Retail

Map No	Fronting Streets	Area (Sq. Ft.)	AINR Properties	# Lots	Ownership	Existing Uses	Land Use Zone	Permitted Height
1	Mulberry, Scott	11,725	LP	6	City of Newark	Vacant	Residential Med / Mxd	3 - 6 Stories
2	Mulberry, Chestnut	33,273	--	3	Private, City Schools	1 Bldg, Vacant	Residential Med / Mxd	3 - 6 Stories
3	Mulberry, Camp, Orchard, Chestnut	84,797	--	22	PSE&G	Power Substation	Residential Med / Mxd	3 - 6 Stories
4	Mulberry	11,169	LP	2	Private	Vacant, Parking lot	Mulberry / Mixed	3 - No Max
5	Orchard, Pennington	14,472	LP	3	Private (Essex Plaza)	Parking Lot	Residential Med / Mxd	3 - 6 Stories
6	Broad, Pennington	21,466	--	1	Private (Essex Plaza)	Parking Lot	Historic Park	2 - 3.5 Stories
7	Orchard, Camp	96,365	--	18	Private (Essex Plaza)	Parking Lot	Residential Med / Mxd	3 - 6 Stories
8	Broad, Camp	38,247	--	5	Private	1 Bldg, Parking lot	Street Level / Mixed	3 - 15 Stories
9	Broad, Beecher	38,054	SHW	3	Private	Parking Lot	Street Level / Mixed	3 - 15 Stories
10	Washington, W. Kinney, Governor	40,858	LP	17	City / Private	Bldgs, Vacant	Residential Low-Med	2 - 3 Stories
11	Washington, Crawford	31,999	LP	14	City / Private	Bldgs, Vacant	Street Level / Mixed	3 - 6 Stories
12	Clinton, M.L. King, Jr.	100,275	--	3	Private	Strip-mall, McDonalds	Street Level / Mixed	3 - 6 Stories
13	Clinton, Thomas, Brunswick	23,682	LP	5	City of Newark	Vacant	Street Level / Mixed	3 - 6 Stories
14	Clinton, Parkhurst	18,660	--	5	Church	Parking Lot	Street Level / Mixed	3 - 6 Stories
15	Clinton, Parkhurst	67,106	LP (Some)	20	City / Private	Bldgs, Vacant	Street Level / Mixed	3 - 6 Stories
16	Broad, E. Kinney	75,359	--	1	Private	Bldgs, Vacant	Outside of Lincoln Park Redevelopment Area	

AINR - "area in need of redevelopment"

LP - Lincoln Park Area In Need Study, 2010

SHW - Symphony Hall West Area in Need Study, 2003

The above sites were considered for reasons such as:

- High traffic volume streets with good visibility
- Convenient to walk, bike or take public transit
- Access available from multiple streets
- No existing residents or buildings to relocate
- Does not disrupt existing neighborhood fabric
- There may be potential to include additional adjacent sites
- Where property may be too small for a surface parking lot, structured parking could be considered
- Where property may be too small for a large building footprint, a building of multiple stories could be considered

In addition to evaluating the above sites in Lincoln Park, residents may be able to benefit from other City-wide efforts being made to attract retailers. The City's Brick City Development Corporation (BCDC), for example, recently launched an initiative to bring new grocery stores to the City. The BCDC is in the process of identifying potential locations throughout the City and will eventually create conceptual site plans and attract retailers. Lincoln Park residents could especially benefit from one potential location being evaluated, which is located at the corner of Broad Street and East Kinney Street, adjacent to the northerly boundary of the Redevelopment Plan Area (See Site #16 on the Supermarket Location Map and Table above).

Creative Architecture

Because of their compact nature and lack of large empty lots, full service large format stores need to be architecturally creative in order to build in urban areas. They must be designed in ways that are amenable to pedestrian-oriented living and which do not disrupt the fabric of the neighborhood. For many retailers, the key to building in urban areas has been to construct large-format stores as an integral part of a mixed-use development. Some retailers are building on smaller sites and are constructing residential units above, while others occupy the second story or several upper floors of a mixed-use building.

Giant Foods, a Washington, D.C. area chain is an example of a major retailer with plans to build several urban, mixed use grocery stores in the next few years, largely in up-and-coming areas of southwest Washington, DC. The company is building a 1 million-square-foot commercial and residential complex in one area. A new 70,000-square-foot grocery store (replacing the Giant currently on the site) will form the base of a new 8-story apartment building. The complex will also house several additional buildings for a hotel and new apartments, and 500 parking spaces, mostly underground. Giant is also constructing a 5-story apartment building that will house a 41,000-square-foot Giant store and a 279-space underground parking garage in another area of southwest DC. Construction for both projects is scheduled to be completed in 2013.

Demographics

Supermarket retailers are now building in these redeveloping areas of for two main reasons. First, the construction of new apartment and condo buildings as an area revitalizes significantly increases residential density to the point that retailers have noticed. Large store retailers look for adequate residential density needed to support a store. Second, middle and upper income residents are moving in to the new apartment/condo buildings in these areas. Retailers need to know that local residents have the earning power to shop at the store on a regular basis.

Lincoln Park would benefit if additional residential density that house a greater mix of incomes, including many with high discretionary spending power, as this would improve the market for a major supermarket or large format store in the neighborhood.

Transportation Access

Supermarkets count on being easily accessible by automobile, and are therefore often located on major streets. In addition to having the vote of local residents, the Mulberry, Broad and Clinton corridors have ideal transportation access. This area is easily accessible to McCarter Hwy (Route 21), which carries some of the City's highest traffic volumes. Residents from around the region would also shop in this area. The area is also conveniently accessible for pedestrians.

Potential Next Steps

- Increase residential density and income mix in the Plan area.
- Look for ways to attract a supermarket retailer.
- Consider having the neighborhood's CSA partner with a supermarket to be the supplier of local produce.
- Approach C-Town with the idea for upgrade and expansion.
- Have the City issue an RFP for supermarket developers.
- Work with Newark's Brick City Development Corporation (BCDC) throughout the process of attracting a large retailer

More than just a Supermarket?

Urban supermarkets are becoming more than just a place to shop for groceries. They are places where people gather, spend time and socialize. In discussing this trend, one recent study writes, "...Some include espresso bars and seating so shoppers can eat a meal on the spot. People hang out, read, and meet friends — even when buying groceries isn't part of the trip. The New Seasons [supermarket chain] in Portland, Oregon host special nights for wellness classes, Scrabble, yoga, and crafts. Clearly, they're not your mother's supermarkets. (Hinshaw, 2010)"¹

Having expressed the desire for such social gathering places, Lincoln Park residents may get behind a supermarket that serves both of these neighborhood needs.

¹ Hinshaw, Mark FAICP & Vanneman, Brian "The Supermarket as a Neighborhood Building Block," Planning Magazine, APA, March 2010.

Figure 11: Major Supermarkets around the Newark Area



Section 5. Vision, Principles & Objectives

5.1 Redevelopment Vision

The goal of the redevelopment plan is to create a vibrant, fully productive, green, mixed-use, and mixed-income neighborhood by creating new development opportunities for private and public-private investment. The plan will provide a range of quality commercial and residential uses that will capitalize on the area's strategic location, historic character, sustainable design and cultural infrastructure.



5.2 Planning Principles

This redevelopment plan is based on the following principles, incorporated from the *Symphony Hall West Redevelopment Plan* and updated through the Lincoln Park planning process:

- Infusing new residential developments into the neighborhood will create a foundation for neighborhood retail presence
- Building residential units for a diverse population will enrich the social fabric of the neighborhood
- Providing a mixture of land uses will encourage a live, work and play environment and reduce dependence on vehicular transportation
- Prioritizing pedestrian-bicycle circulation in design solutions will promote vibrant street activity
- Creating public spaces to accommodate a variety of outdoor social functions and events will enhance neighborhood identity and pride
- Utilizing high quality physical design standards will establish a distinctive visual identity for the neighborhood
- Incorporating sustainable development standards and practices, such as LEED certification, Energy Star, or other comparable program for new and rehabilitation projects will conserve energy and contribute to the unique quality of the neighborhood.

5.3 Planning Objectives

These objectives, incorporated from the *Symphony Hall West Redevelopment Plan*, have been updated to represent current community objectives:

Economic

- ☐ Provide opportunities for local and regional cultural, retail, commercial and civic activities.
- ☐ Provide a vibrant retail and service market that serves both local and regional patrons.

Arts and Culture

- ☐ Promote and provide suitable and affordable live-work arrangements to practitioners of the arts and other creative industries.
- ☐ To encourage the design of structures with mixed uses that are related to “The Arts.”
- ☐ Create a public art project through a partnership with the Newark Arts Council.

Housing

- ☐ Provide new housing and employment opportunities for a diverse population.
- ☐ Provide enough housing through condominium and rental opportunities to sustain retail establishments in the immediate area.

Public Spaces

- ☐ Provide infrastructure improvements including streets, curbs, sidewalks, parking, and a variety of public spaces.
- ☐ To encourage pedestrian street life through streetscape improvements and the introduction of public open space as well as the design of shared green space in the form of pedestrian walks, intimate courtyards or muses within the interior blocks.

Building Design

- ☐ To rehabilitate existing residential and commercial structures in a manner that preserves the original character of those structures while allowing flexibility and diversity in the architectural design and planning of new structures that appeal to the artist community.
- ☐ To encourage infill development that fits in with the character of the surrounding existing development and creates neighborhood continuity and a desirable pattern of development.

Sustainability

- ☐ To promote a whole-building approach to sustainability by recognizing performance in sustainable site development, water conservation, energy efficiency, material selection and indoor environmental quality.
- ☐ To incorporate sustainable design practices in all new redevelopment and rehabilitation projects through the requirement projects provide specified sustainability provisions, or participate in a LEED program, the NJ Energy Star Program, or equivalent program.

5.4 Focal Points and Features

The Lincoln Park neighborhood has significant historic, cultural and land use assets and resources. Many of these, including Lincoln Park itself, the historic buildings surrounding the park, Newark Symphony Hall, the South Park Presbyterian Church façade, and artist galleries serve as destinations for residents of Lincoln Park, greater Newark and beyond. The plan for the Lincoln Park neighborhood should recognize these points of interest and find ways to attract and connect people to them.

At the same time, future development in Lincoln Park should incorporate best planning practices and respond to resident needs. These existing and future “focal points” are listed as follows, and are presented in **Figure 12**.

Visual Terminus: At street corners, intersections or at the end of a view corridor (i.e., down a tree-lined or building-lined street), buildings or other structural devices should serve as “focal points.” This is the point where eyes settle at the end of a view.

Framing Devices: Buildings should line the streets to “frame” the street, defining the enclosed space around a street. Framing devices can also be a row of street trees. Retail frontage along a street can also be a framing device.

Gateway Areas: Gateway features let a visitor know that they have arrived in Lincoln Park, typically through signage or other identifying device such as a logo, banners or sculpture.

Prominent gateway areas should be at Broad Street intersections with East and West Kinney and at the Washington/Clinton Ave./Lincoln Park intersection. This could be spearheaded by a neighborhood association.

Public Spaces: Lincoln Park should have vibrant public areas where people can gather informally to sit on benches, play chess, or talk to neighbors.

Green Space: More greenery (native vegetation and shade trees) is needed, including landscaping in the areas between a house and the street, as well as small pockets of green space throughout the neighborhood. Providing rooftop terraces and gardens is another opportunity to increase green space.

Play Space: There is need for additional areas for children in the neighborhood to play, especially areas to recreate that are safe and convenient for school children to walk to.



School children headed to Lincoln Park for recess play

Arts/Cultural Places: There are a growing number of arts-oriented places in the neighborhood, including galleries, studios, and a historic theater (See **Figure 12**). This Plan should consider where other creative uses should be located, such as along Halsey, Crawford and Beecher Streets, and strive to connect these places through an “art walk,” such as the walks hosted by the Newark Arts Council.



Symphony Hall is an important focal point of the Lincoln Park neighborhood. Improving the sidewalk and enlivening the streetscape would make it more inviting for pedestrians.

Street Art: Street art in a variety of locations can also enhance the identity of Lincoln Park as an arts district. As part of this plan, the City is working with the Newark Arts Council to find ways to incorporate artwork on area infrastructure throughout the neighborhood.

Places to go! Neighborhood gathering places such as cafes, taverns, coffee shops, etc. are needed in the area.

Shopping Streets: The existing retail frontages along Washington and Broad Streets can expand to accommodate local shopping needs, with specialty shops that cater to the culture of the neighborhood and make it a unique destination for visitors. Trendy places such as a Laundromat/coffee shop combination or art class offerings could draw residents Newark-wide.

Neighborhood retail: Small convenience shops (deli, market, dry cleaners, etc.) should be within walking distance of all residents. Larger retail, service, office and entertainment uses, however, should be on upper floors.

Mix of Housing Types and Architecture: Lincoln Park should continue to develop as a place where housing of various types—traditional brownstones, modern lofts, and live-work units converge.



Examples of “street art” that can add beauty to the public realm

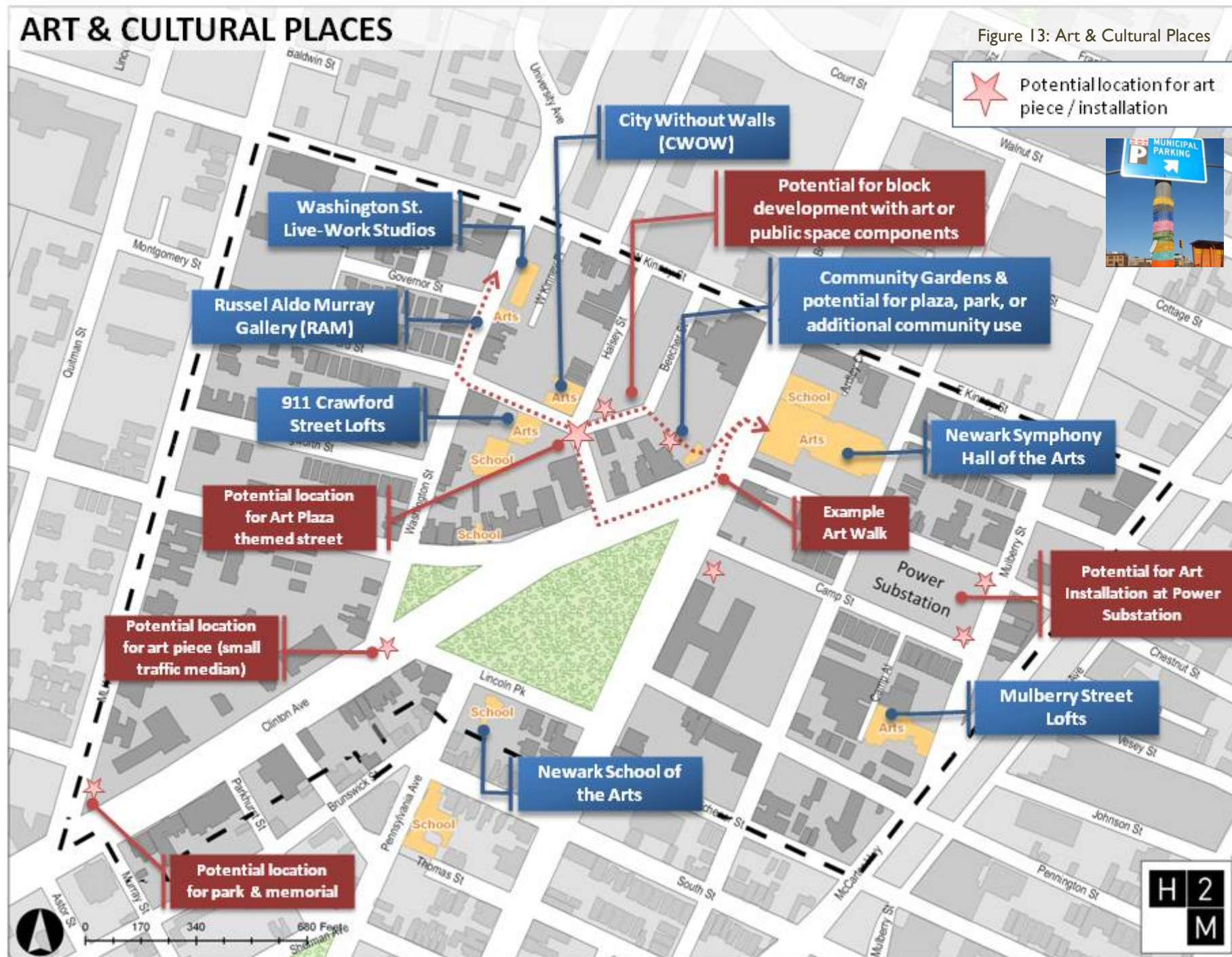
FOCAL POINTS

Figure 12: Focal Points



ART & CULTURAL PLACES

Figure 13: Art & Cultural Places



Section 6. Development Requirements

6.1 Form-based Code Overview

As a regulatory device, traditional zoning codes often cannot assure that a community's vision will be interpreted correctly once built. Rather than applying a "one size fits all" approach, this plan uses a Form-based code (FBC).

FBCs emphasize the "form," or the physical character of the development to be achieved, and provides greater predictability about the "look and feel" of desired development. This predictability offers developers a clearer understanding of community objectives.

FBCs pay greater attention to the design of the public realm—including the importance that streetscape design and the individual building character have in defining public spaces. They emphasize site design and building form over bulk and use regulations (since a building will be standing for many years, while the use may change many times over.) FBCs also encourage a mix of uses and housing types, so that people do not have to travel as far to work, home and daily destinations.

FBCs can also be specially tailored to fit the place or neighborhood. The development regulations for the Lincoln Park Redevelopment Area, therefore, can reflect its existing architecture and overall character.

This FBC includes the following components:

- **Land Use Plan**- Translates the analysis of existing conditions and the vision for the neighborhood into a map/plan of the regulated area. The Land Use Plan divides the neighborhood into districts, each of which has a "focus" (i.e., residential, retail, cultural, office), or a dominant type of use. *Building height* and *permitted land uses* are also tied to the land use District.
- **Building Type Plan**- Also known as a "Regulating Plan," this Plan illustrates the variety of specific different building types (townhouse, live-work, apartment, mixed-use, artisan, etc.) that are permitted in each land use district.
- **Building Type Standards**- Standards that are tied into the Building Type Plan, which regulate the building form and function on its parcel and on the block, including building placement and bulk standards, frontage types, access, parking configurations, and fundamental design requirements that contribute to a building's desirable "form."
- **Redevelopment Standards**: Standards that apply across all Districts and Building Types, including neighborhood pattern standards, CPTED standards, architectural standards, and sustainability standards.
- **Public Space Standards**- The standards that cover streets, roads, sidewalks, parks, plazas and other civic or "public realm" spaces.

6.2 Land Use Plan

The Land Use Plan for the Redevelopment Area is based on and derived from an extensive analysis of existing conditions. The Land Use Districts are based on the prevalent neighborhood context. The Plan strives to ensure that future land use and development is compatible with desirable existing development that is valued by the community, and is in line with future community objectives.

Districts

The redevelopment area encompasses six (6) land use Districts. Each district has a “**focus**” (i.e., residential, retail, cultural, office), or a dominant type of use. All districts, however, permit a mix of uses.

Historic Park District

This area encompasses one of Newark’s six (6) designated Historic Districts and is largely made up of post-Civil War Victorian buildings that surround the park. Some of the majestic structures were recently restored, and the continued restoration of these structures is encouraged. As restoration continues, there may be demand for a return to their historic use as residential homes, or for office or professional use, potentially bringing a “life on the Park” back into fashion. The existing character of the Historic District should be maintained. New development must blend in.

Residential Low-Medium District

This area is characterized today by residential streets with townhouse and residential development of one-, two- and three-family units on narrow lots. Within the previous ten (10) years, this area has experienced an influx of new residential development, much of which is locally known as the “box” style housing. There are new city standards that are designed to prevent this architectural style for future development. Building on the new city standards for one-, two- and three-family housing, the low- to medium- density residential character of this area should be preserved, but with an attention to architectural style and functional site layout.

Residential Medium-High / Mixed District

These areas contain a mix of uses, from the narrow-lot lower density development similar to that taking place in the Residential Low-Medium District, to new larger-scale housing developments and commercial uses. This area will continue to grow at heights and densities greater than the Residential Low-Medium District, and will accommodate a mix of uses, including townhouse, apartment, live-work and street-level commercial uses. Buildings can vary widely in height and density. The area has been developing with a focus on arts and cultural uses, including galleries, bars, and artist lofts. This type of development should be encouraged in this area, as well as complementary street-level uses such as coffee shops, cafes, and boutique retail that can make this area an arts and cultural destination.

Street-Level / Mixed District

Broad Street, Washington Street and Clinton Avenue currently have some first-floor commercial uses, as well as residential uses. There are also new live-work units on Washington Street that have workspace/studios for the first floor use. The first floor uses along these streets is important in order to foster pedestrian activity. Future first-floor uses that face upon Broad, Washington or Clinton Avenue in the Street-Level / Mixed District should include retail, service, restaurant, office, workspace, gallery or other use that creates an active pedestrian environment. Uses on upper floors can vary.

Cultural-Civic / Mixed District

Properties along the Dr. Martin Luther King, Jr. Blvd. corridor are included in this District, as well as the Symphony Hall property on Broad Street. According to the New Jersey Historic Preservation Office (SHPO), the “High Street Historic District” is considered “eligible” for historic district designation status (the “South Broad Street Historic District” is also eligible). The State Historic Preservation Officer registered opinions of eligibility for High Street in 1989 and South Broad Street in 1994. Along High Street, the uses include large-scale churches, synagogues, and apartment buildings, some of which are of notable architectural significance. Along South Broad Street, the distinguished Newark Symphony Hall property is within the District. These important civic, institutional and cultural uses should continue in these areas, which may one day be officially listed as Historic Districts on the National Register.

The scale, form and density of development along Broad and High Street, however, differ significantly. Along Broad Street, buildings compactly line wide sidewalks, framing the street as an active shopping and pedestrian corridor (For this reason, Broad Street is within this Street-Level/Mixed District, aside from the Symphony Hall property). High Street, however, has buildings of bigger footprints on larger lots, with significant front yards, and separated by wide side yards. The vacant areas in between the buildings contain vegetative landscaping and large parking areas. On the opposite side of High Street, new mixed-use apartment development is occurring. This type of development should be encouraged on both sides of High Street, in a way that is compatible with the historic character of existing buildings.

Mulberry / Mixed District

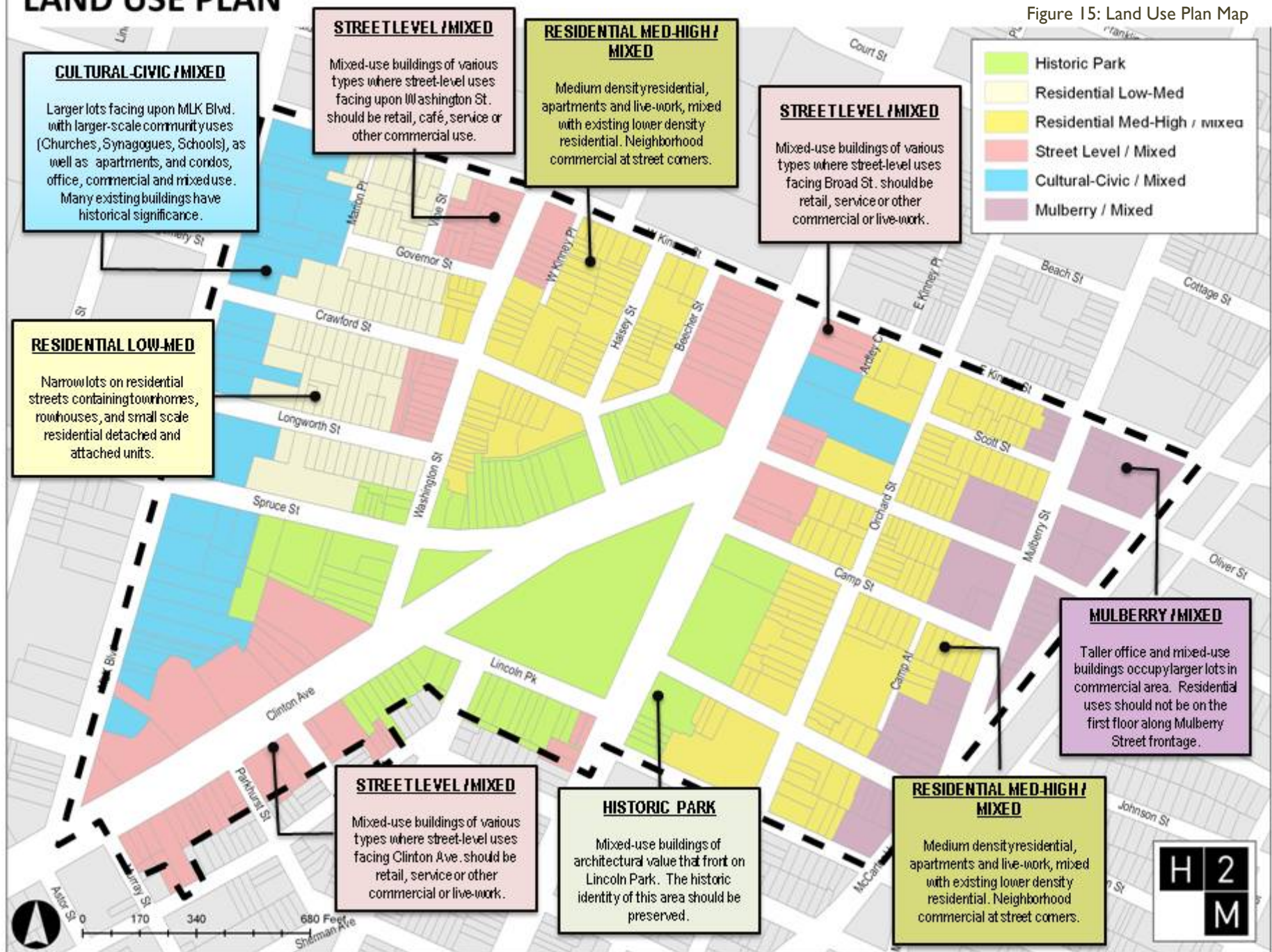
Uses in this District are perhaps the most varied in all of Lincoln Park. There are older factories that now house artist lofts or artisan businesses. There are also more commercial uses, including several car repair shops. Being next to McCarter Highway, buildings can achieve greater heights in this area. Uses such as hotels, larger office buildings, condominium and mixed-use buildings are appropriate for this District.

Land Use Plan Map

The Land Use Plan below (**Figure 14**) shows the boundaries of each of the six (6) land use districts in the Lincoln Park Redevelopment Plan Area.

LAND USE PLAN

Figure 15: Land Use Plan Map



6.3 Building Types

There are ten (10) building typologies permitted in the Lincoln Park Redevelopment Plan Area, as indicated by “a” through “j” below:

- a. Townhouse / Rowhouse
- b. Narrow lot 2/3-family
- c. Live-work Townhouse
- d. Storefront / Mixed-use
- e. Apartment Building
- f. Live-work Lofts
- g. Stepped-back high-rise
- h. Wrap around / Liner
- i. Civic / Institutional / Historic Mansion
- j. Artisan / Light Industrial

In each Land Use District within in the Redevelopment Plan Area, the prevailing character is differentiated by the types of uses and the style and form of buildings permitted in that area, whether residential, commercial, mixed-use or other type.

The **Building Type Plan (Figure 16)** shows the Land Use Plan Districts and each of the building types that are permitted in each District. The building types should match the desired character of the area, and be compatible with surrounding development.

The following summarizes the building types that can be built in the Lincoln Park Redevelopment Plan Area.

LAND USE DISTRICT

DISTRICT DESCRIPTION

Historic Park

The Lincoln Park Historic District consists of approximately 40 buildings surrounding the Park, many of which are “brownstone” mansions. The historic character of this District should be maintained. New development and restoration projects must follow Newark’s Historic Design Guidelines.

Residential Low / Mixed

Mainly residential in character with lower density dwellings on tree-lined streets. Lots are typically narrow with attached or unattached townhouses, single-family or two- and three-family homes.

Residential Med / Mixed

A mix of building types that allow for moderate density and heights. Apartments and lofts can stand aside taller mixed-use or commercial buildings. Architectural styles can vary from traditional to modern.

Street Level / Mixed

Buildings should aim to have retail or service at the street-level, with upper stories for residential or non-residential. There is a continuous frontage of retail and interesting street-level uses such as cafes, shops and galleries.

Cultural-Civic / Mixed

Civic and cultural buildings on large lots and other large-sized buildings (apartments, lofts, office, religious) line the streets in these areas.

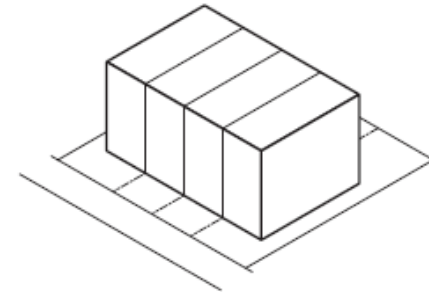
Mulberry / Mixed

The highest density District with non-residential uses occupying first floors.

Building Types (Cont')

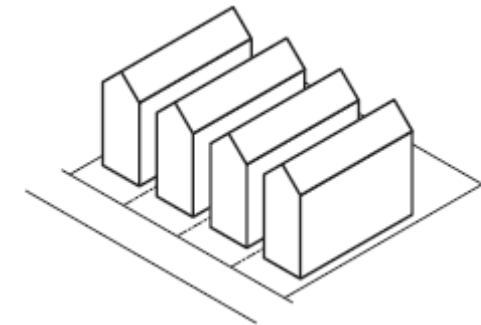
a: Rowhouse/Townhouse Units

Attached units, each on a separate lot. Each has its own entry from a public street.



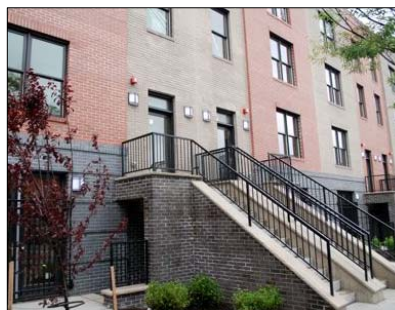
b: Narrow Lot 1-, 2- or 3-Family

A two- or three-unit freestanding structure on a narrow lot, having a density similar to rowhouses.



c: Live-Work Townhouses

Attached or detached dwelling unit that includes a work space area usually on the first floor, whether shared in common with other dwelling units or used exclusively by the occupant of the dwelling unit.



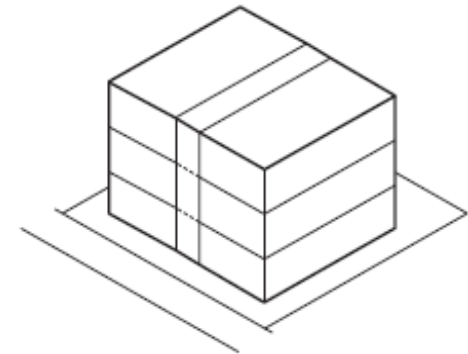
d: Storefront / Mixed-Use Building

Various types of uses can occupy a single building. Commonly, this is done by retail at street level, with residential or office uses on upper stories.



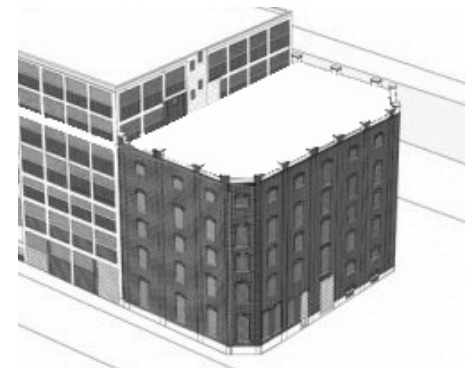
e: Apartment Building

Multi-story apartment buildings with a shared main entrance and with units accessed by interior corridors.



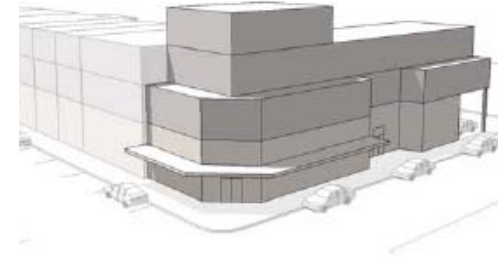
f: Live-Work Lofts

Renovated commercial lofts or warehouses, or newly constructed buildings, where individual units are retrofitted so private living space can be combined with working or business space. Interiors typically have an open floor plan, where curtains or partitions can provide privacy.

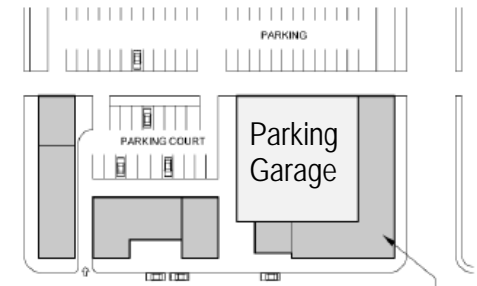


g: Stepped-back High Rise, Mid-Rise

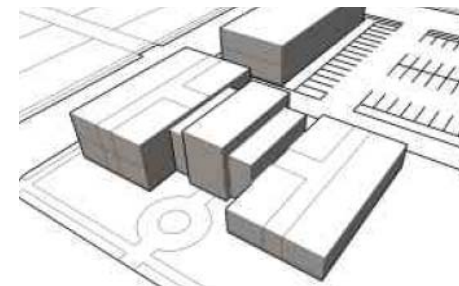
Mid-rise to high-rise buildings, where upper floors “step back” to reduce the impact of the building’s massing and height.

**h: Liner / Wrap-Around Building**

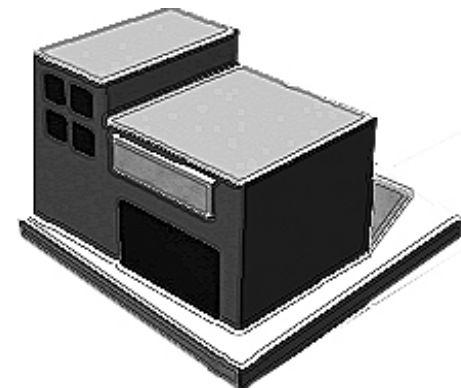
A building specifically designed to mask a parking lot, parking garage, public assembly or large retail facility/big-box from a street.

**i: Civic-Institutional / Historic Mansion**

Buildings can accommodate a variety of arts, cultural, education, recreation, government, community, public assembly uses, and residential (Historic Mansions).

**j: Artesian / Light Industrial**

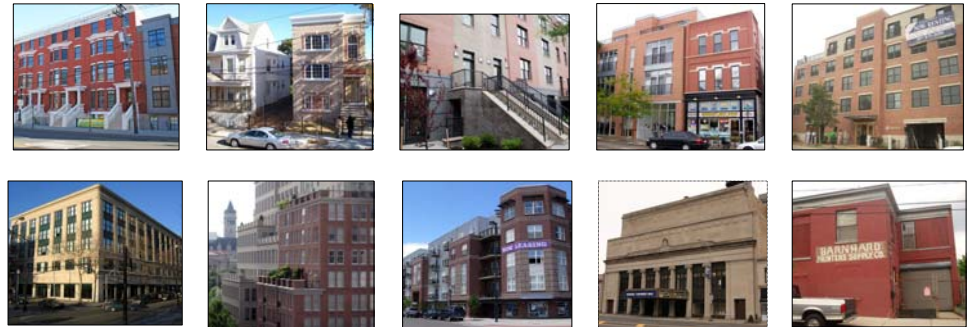
Buildings used for the production of small consumer goods and artisan crafts that are typically sold directly to end users.



6.4 Building Type Plan

Each Land Use District within the Lincoln Park Redevelopment Plan Area permits a variety of the specific building types discussed above.

Building types (“a” through “j”) permitted in each District are summarized as follows, and shown on the Building Type Plan (Figure 16).



BUILDING TYPES	LAND USE DISTRICTS							
	Historic Park	Resid. Low-Med Mixed	Resid. Med-High Mixed	Street-Level Mixed			Cultural Civic Mixed ¹	Mulberry Mixed
				Wash.	Broad	Clinton		
a Townhouse / Rowhouse	a	a	a					
b Narrow lot 2/3 Family	b	b	b					
c Live-Work Townhouse			c	c		c		
d Storefront / Mixed-Use Bldg.			d	d	d	d	d	d
e Apartment Building	e		e			e	e	e
f Live-work Lofts			f			f	f	f
g Stepped-back high-rise, mid-rise			g ³	g	g	g	g	g
h Wrap around / Liner			h	h	h	h	h	h
i Civic / Institutional/Historic Mansion	i			i ²			i	
j Artesian / Light Industrial			j	j ⁴				j

¹ Building Types for the Cultural Civic District refer to the Plan area along the MLK Jr. Blvd. corridor; The Symphony Hall property permits Building Type "i" only

² Only permitted on Washington Street, between Crown and Longworth Streets

³ Stepped-back high rise/mid-rise buildings are not permitted in the Residential Med-High Mixed District that lies between Washington and Beecher Streets

⁴ Only on lots not fronting on Washington Street

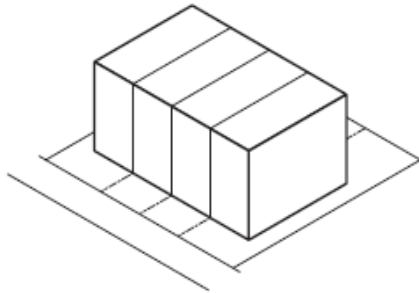
BUILDING TYPE PLAN

Figure 16: Building Type Plan



6.5 Building Type Standards

a Townhouse / Row House

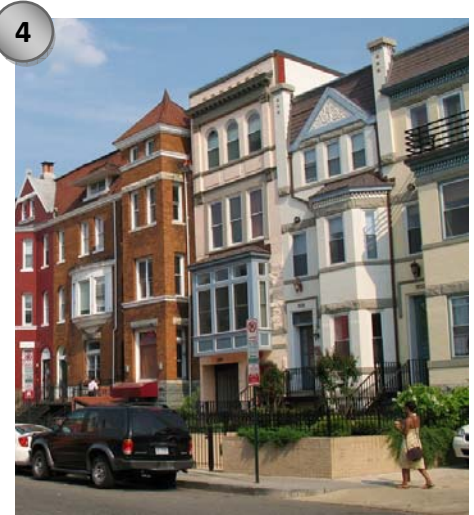


- **Description:** Side-by-side attached dwellings on their own parcels divided from each other by at least one vertical common fire-resistant wall. The dwellings should sit close to the street, although a small front garden and a stoop or front porch can create a comfortable semi-private zone between the street and the dwelling, where a setback line exists.
- **Use:** Residential or live-work space (i.e., residential with professional practice). See permitted uses, page 87. Up to three-dwelling units are permitted per attached townhouse.
- **Access:** The main entrance to each townhouse shall be accessed directly from and face the street.
- **Lot and Setback Standards:** See Bulk Standards, page 84.
- **Building height:** See District Height Requirements, page 82. Townhouses and rowhouses should generally be 2 to 3 stories in height, depending on District Height Requirements. All residential units closer than ten feet from the right-of-way

line must be elevated at least 3 feet above grade, except for live-work townhouse or “English basement” units, which must be at least 3 feet below grade.

- **Frontage:** Kitchen and living areas (living room, family room, dining room, etc.) rather than sleeping and service rooms shall be oriented toward the fronting street.
- **Frontage features:** Stoop, front yard, patio, terrace or court (See page 86). For units with 3 or more bedrooms, attention should be provided to an area for open space/play space (i.e., rear yard, tot lot, roof deck, balcony).
- **Parking & Driveway Placement:** The only permitted parking placement options are:
 - All parking spaces shall be inside the structure or located at the rear or at one (1) side of that structure.
 - On-site parking is prohibited in front of a structure or forward of a street facing facade of that structure.
 - Only tandem parking arrangements of up to two (2) spaces deep are allowable in one-, two-, or three-family townhouses.
 - Parking arrangements in a separate permitted parking facility located within 500 feet of townhouse site are permitted.
 - Below grade parking garages.
 - Private garage occupying part of the building at grade level or somewhat below grade. One garage door per Townhouse permitted.

- The maximum driveway width at the lot line and for its full length in the front yard shall be ten (10) feet, and the garage opening width on a building's front facade shall be no wider than ten (10) feet; garage openings that face the non-street-facing side or rear of a townhouse can be wider.
 - Distance Between Driveways: Minimum eighteen (18) feet between driveways (and front facing garage doors) at the lot line, but driveway pairs are allowed provided that there is less than seven (7) feet at the lot line between the driveways in the pair.
- **Design:** The following pages provide design requirements and recommendations for townhouse/rowhouse development. Diversity of architectural style is encouraged. Newly constructed rowhouses of traditional design shall use the existing rowhouses within Lincoln Park as models to reinforce existing character. New residential buildings of contemporary or traditional design shall complement the area architectural vernacular and be compatible with the scale and setting of the surrounding neighborhood (only outside the Historic District). Building spacing, placement of fenestration, setbacks, and roof pitch shall be similar in scale to the existing buildings on the same street or immediate vicinity. Buildings should incorporate a variety of façade materials, articulation, window treatments, roof styles and other details, as follows (See also *Architectural Standards*, Page 92):



Good examples of well-designed townhouse units of 2, 3 and 4 stories tall. While building size, scale and setback are similar, architectural detailing, roof type, and color can vary.



Iron-work detailing of railings, planters, façade color variations, and streetscape vegetation create a quality pedestrian realm.

Entranceway treatments (i.e., porch with upper balcony) and varying **front yard vegetation** provide variety along a continuous frontage of the same unit type and are highly recommended.

New **two story** buildings are only permitted in the Residential Low-Medium DDistrict



Spacing between window and doors should be consistent for adjacent units of the same style, while **architectural detailing** (shutters, door frames, entryways, window types, etc.) can vary. First floor units in some Districts can provide convenience retail, service or restaurant.



Rowhouses must contain **articulated facades** that incorporate horizontal and vertical variations and **façade protrusions** (i.e., balconies, window features, archways, door frames, setbacks, parapets, etc.).



New buildings should incorporate **stylistic elements** of the neighborhood's traditional buildings, such as use of **masonry materials**. IEFS and vinyl siding are prohibited.

(Contemporary/Modern architecture is not permitted in the Historic Park District.)

Rowhouses of **contemporary or modern architecture** can stand aside buildings of traditional design if designed to respect their neighbors. The **color palate and scale**, for example, should be compatible with surrounding buildings.



Paired front garages

Townhouse / Row House Examples: Zero lot line



Examples of well-designed rowhouses ranging from **3 to 4 stories** built to the sidewalk (zero lot line), where the first story is several feet below grade. Attached homes can **vary in design and color** to create visual interest.



Window shapes and patterns are consistent across the horizontal plane.



Arched doorframes, **first floor façade variation**, wall lighting and a low iron privacy fence create a quality view at the **street-level perspective**.



Front stoops and planters create a friendly **transition between private and public space** (buildings and sidewalks.)

Townhouse / Row House Examples: with Front Setback



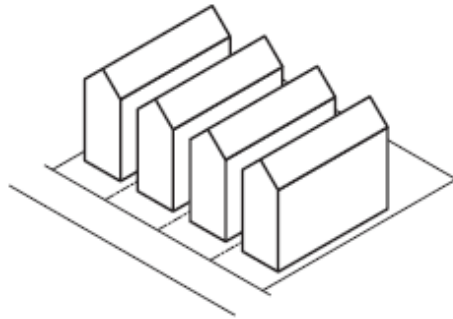
Dwellings can be setback from the street to create small **front yards only when consistent with neighboring buildings** to create a continuous frontage, per Bulk Requirements.



Yards should include **landscaping elements** such as grass, flowers, planters, shrubbery landscaping, and hardscaping materials of brick, stamped concrete, or cobblestone.



Rowhouses should have **appropriate frontages**, such as stoops and sunken front terraces.

b Narrow Lot / 1-, 2- or 3-Family


- **Description:** A detached residential dwelling on a single lot, which may contain one, two or three dwelling units, and compatible with surrounding dwellings. Housing should be at a scale and density similar to that of surrounding dwellings.
- **Use:** Residential, with occupancy for one, two or three units. See permitted uses, page 87.
- **Access:** A single entrance from the outside opens to the dwelling, or to a common hall and staircase if multiple units. Occupants enter their individual units from the common hall.
- **Lot and setback standards:** See Bulk Standards, page 84.
- **Building height:** See District Height Requirements, page 82. This building type should generally be between 2.5 and 3.5 stories, depending on District Height Requirements. Dwelling units closer than 10 feet from the right-of-way line must be elevated at least 3 feet above grade; live-work or “English basement” units must be at least 3 feet below grade.
- **Frontage:** Orient kitchen and living areas to the street.
- **Frontage Features:** Stoop, front yard, patio, porch, terrace or court (See page 86). Where a front yard is not provided, an area for open space/play (i.e., rear yard, tot lot, roof deck, nearby playground, rear deck, etc.) must be provided.
- **Parking & Driveway Placement:** The only permitted parking placement options are:
 - All parking spaces shall be inside the structure or located at the rear or at one (1) side of that structure.
 - On-site parking is prohibited in front of a structure or forward of a street facing facade of that structure.
 - Only tandem parking arrangements of up to two (2) spaces deep are allowable in one-, two-, or three-family dwellings.
 - Parking arrangements in a separate permitted parking facility located within 500 feet of building site are permitted.
 - Below grade parking garages.
 - Private garage occupying part of the building at grade level or somewhat below grade. One garage door per structure is permitted.
 - The maximum driveway width at the lot line and for its full length in the front yard shall be ten (10) feet, and the garage opening width on a building's front facade shall be no wider than ten (10) feet; garage openings that face the non-street-facing side or rear of a structure can be wider.

- Distance Between Driveways: Minimum eighteen (18) feet between driveways (and front facing garage doors) at the lot line, but driveway pairs are allowed provided that there is less than seven (7) feet at the lot line between the driveways in the pair.
- **Design:** Building design recommendations and requirements for narrow lot housing shall follow those provided for the Townhouse/Rowhouse building type, in addition to the specified design standards on this and next page, as follows (See also *Architectural Standards*, Page 92):



Newly constructed narrow lot three-family building in Newark. Design features such as a quality brick façade, window framing devices, window panes, front stoop, prominent cornice, recessed front wall, covered entrance, narrow side yard driveway, and a small front yard are recommended architecture and design elements.

A good example of a recent renovation of a two-family buildings of traditional design (on Crawford Street).





Four-story, three-family unit building of **contemporary design**, with ground level office makes appropriate use of a narrow lot.



While the front wall has appropriate glazing, a highly visible, **vinyle-siding sidewall with minimal window placement is prohibited**. The extra wide, asphalt sideyard driveway is also prohibited. Curbing, vegetation and walkways would be recommended to narrow the driveway.



Three-story, two-family building with 10-foot wide front garage. The **bay windows make the garage less prominent**. Painting the door the color of the house would also make the door understated.



Partially excavated garage and prominent fronting balconies reduces visual impact of garage on street frontage.



Balconies, **façade material variation**, roof feature, and decorative fence enhance the quality of this three-family residence, although additional glazing as required by this plan would further enhance the quality.



Adjacent houses of **difering architectural styles** are appropriate because **of similar height and scale**. The smaller three story box-type house to the left, however, is inappropriately sized compared to its neighbors.

C Live-Work Townhouses

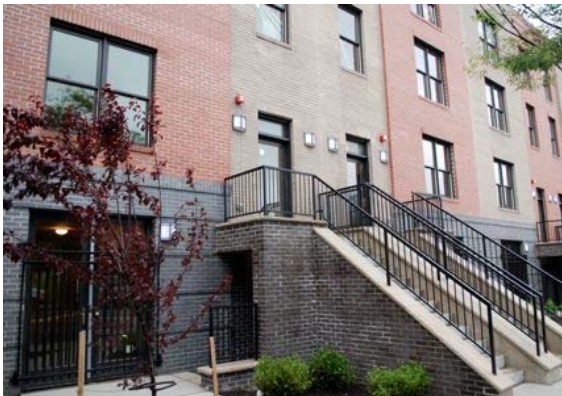


- **Description:** Buildings designed to look like traditional mixed-use buildings with large storefront windows on the first floor, which can be used flexibly for living and working purposes.
- **Use:** Residential above first floor working areas; or combined residential and workspace in a shared space. These working areas could also be used as part of the residence, as the structure is technically a residential structure. See permitted uses, page 87.
- **Access:** Access for work commercial area shall be directly from street. There shall be internal access between work and living areas.
- **Lot and setback standards:** See Bulk Standards, page 84.
- **Building height:** See District Height Requirements, page 82. This building type should generally be between 2.5 and 3.5 stories, depending on District Height Requirements.
- **Frontage:** The first floor shall be a storefront-like frontage (page 86). The first story shall be at least 14 feet in height and meet design standards for store fronts.

- **Parking & Driveway Placement:** The only permitted parking placement options are:
 - All parking spaces shall be inside the rear portion of the first floor of the structure or located at the rear of the structure.
 - On-site parking is prohibited in front of a structure or forward of a street facing facade of that structure.
 - Only tandem parking arrangements of up to two (2) spaces deep are allowable in one-, two-, or three-family townhouses in or to the rear of a structure.
 - Parking arrangements in a separate permitted parking facility located within 500 feet of townhouse site are permitted.
 - Below grade parking garages.
 - The entrance for any garage must be located at the rear of the structure or on a side wall.
 - Private garage occupying the rear part of the building at grade level or somewhat below grade. One garage door per Townhouse permitted.

- **Design:** Glass should occupy at least 40% of a first floor non-residential frontage. Building design recommendations and requirements for live-work townhouses shall follow those provided for the Townhouse/Rowhouse building type. (See also *Architectural Standards*, Page 92):

Examples of live-work multi-unit buildings having first floor storefront areas that can be used for a business.



Live-work units on Washington St, where first floor uses include gallery space and a Yoga Studio, with residential units above.



d Mixed-Use / Flex Buildings



- **Description:** Buildings that can house a mix of uses designed to be flexible and able to change with market demands. First floor uses shall be non-residential and cater to pedestrians.
- **Use:** Street-level uses are commercial (retail, service, café, etc.), for pedestrian use. Upper story uses can be residential or non-residential, depending on market demand. See permitted uses, page 87.
- **Access:** The principal entry to each individual unit on the ground floor shall have direct access to the abutting street. Access to above residential, office or commercial space shall be via a lobby with direct access to a street.
- **Lot and setback standards:** See Bulk Standards, page 84. Storefronts should abut the sidewalk so as to engage the pedestrian realm.
- **Height.** See District Height Requirements, page 82.
- **Frontage types:** Storefront frontage is required for the first floor (See page Frontage Features).
- **Parking & Driveway Placement:** The only permitted parking placement options are:
 - All parking spaces shall be inside the rear portion of the first floor of the structure or located at the rear of the structure.
 - On-site parking is prohibited in front of a structure or forward of a street facing facade of that structure.
 - Parking arrangements in a separate permitted parking facility located within 500 feet of the site are permitted.
 - Below grade parking garages.
 - The entrance for any garage must be located at the rear of the structure or on a side wall.
 - Private garage occupying the rear part of the building at grade level or somewhat below grade. One garage door per structure is permitted.
 - Parking lifts and tandem arrangements are permitted in accordance with Title 40-Zoning of the Municipal Code.

- **Design:** A diversity of architectural styles for mixed-use buildings is required, as is discussed on this page. Buildings shall have street-level storefronts with large glass windows to enable views into shops or studios. Storefronts can have articulated features such as recessed or bumped-out sections, columns, architectural detailing, and awnings or canopies. A glazing level of 70% is required for first floor front windows. (See also *Architectural Standards*, Page 92).



Examples of mixed-use buildings with storefront frontages.



Dividing a large building into **horizontal and vertical sections of differing architectural style** is recommended.



Architectural detailing of windows, balconies, façade material, color, lighting, signage, horizontal and vertical variations, bump outs and recessed features, etc., should be utilized to add to visual interest and **reduce the sense of massing and height**.



First floor awnings create a downtown atmosphere and provide shade for shoppers.

e Apartment Building



- **Description:** Multiple dwelling types where the principal entry into the building is a common lobby. Apartment buildings shall occupy lots over 6,000 sq. ft. They can span an entire block or can be infill development designed to fit in with the context of surrounding buildings.
- **Use:** Residential units in rental or condominium ownership. See permitted uses, page 87.
- **Access:** Apartment buildings have a common/shared principal entry which is accessed from a common stoop or lobby area. Each unit is accessed via circulation which is interior to the building.
- **Lot and setback standards:** See Bulk Standards, page 84. Apartment buildings should be built to the sidewalk line or shall match the front setback of the lesser of the two adjacent setbacks.
- **Height:** See District Height Requirements, page 82. Building design shall incorporate step-backs, recessed areas and façade articulation to reduce the massing and impact of

building size and height. If no yard space is made available, roof areas shall be designed for use as patio, garden, gathering, or other usable space for residents, if there are residential units with 3 bedrooms.

- **Frontage types:** Stoop, patio, courtyard, and storefronts in the case of a mixed-use apartment building (See page Frontage Features).
- **Parking & Driveway Placement:** The only permitted parking placement options are:
 - All parking spaces shall be inside the rear portion of the first floor of the structure or located at the rear of the structure.
 - On-site parking is prohibited in front of a structure or forward of a street facing facade of that structure.
 - Parking arrangements in a separate permitted parking facility located within 500 feet of site are permitted.
 - Below grade parking garages.
 - The entrance for any garage must be located at the rear of the structure or on a side wall.
 - Private garage occupying the rear part of the building at grade level or somewhat below grade. One garage door per Townhouse permitted.
 - Parking lifts and tandem arrangements are permitted in accordance with Title 40-Zoning of the Municipal Code.

- **Design:** Diversity of architectural style is encouraged for apartment and condo buildings. Buildings shall incorporate a variety of façade materials, articulation, window treatments, roof styles, and other details, as follows (See also *Architectural Standards*, Page 92):



Apartment infill development having the character of brownstone housing can be achieved in the Neighborhood.

Community preference is for **masonry, metal and glass** building materials.



Parking shall be hidden, and ideally embedded or underground. This building has retail on first floor, Parking on floors 2 & 3, Residential on floors 3, 4 and 5.



Narrow lot apartment appropriately designed with **ample glass**, masonry column, and **parking under the building**.



Traditional brick design updated with stylish details, including window-paned glass, metal features and **contemporary parapet** and roof design.



Courtyard apartments should have an open interior with **landscaping and hardscaping**. Here, a security gate restricts unauthorized access.



Apartment buildings should **match the scale of neighbors** even narrow, smaller-sized buildings.

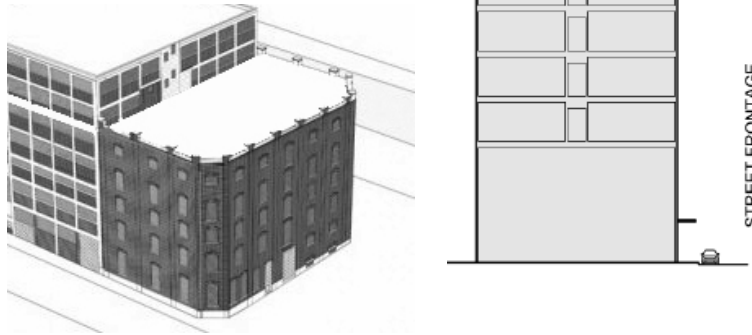


Horizontal and vertical articulation, balcony openings, recessed columns, roof detailing and **prominent first floor cornice line** retail are encouraged to reduce the feeling of a large building.



Interesting entranceways, variety of building colors and material and **recessed and bumped-out portions** are encouraged.

f Live-Work Lofts



- **Description:** Renovated commercial lofts or warehouses (or newly constructed buildings), where individual units are designed so private living space can be combined with working or professional space. The interiors of newly constructed buildings shall have an open floor plan, where curtains, walls or partitions provide for privacy.
- **Use:** Residential or live work. Open floor plans allow for combined living and working space. See permitted uses, page 87.
- **Access:** A common/shared principal entry, with each unit accessible via circulation which is interior to the building. Street-level uses shall have direct access to the abutting street. Ground floor units may have individual entrances.
- **Lot and setback standards:** See Bulk Standards, page 84. Loft buildings should abut the sidewalk.
- **Height.** See District Height Requirements, page 82.
- **Frontage Features:** Industrial and metal, brick or cement elements; 40% glazing is required for all frontages.

- **Parking & Driveway Placement:** The only permitted parking placement options are:
 - All parking spaces shall be inside the rear portion of the first floor of the structure or located at the rear of the structure.
 - On-site parking is prohibited in front of a structure or forward of a street facing facade of that structure.
 - Parking arrangements in a separate permitted parking facility located within 500 feet of the site are permitted.
 - Below grade parking garages.
 - The entrance for any garage must be located at the rear of the structure or on a side wall.
 - Private garage occupying the rear part of the building at grade level or somewhat below grade. One garage door per structure is permitted.
 - Parking lifts and tandem arrangements are permitted in accordance with Title 40-Zoning of the Municipal Code.

- **Design:** Live-work loft buildings that were once used for industrial purposes, or newly constructed live-work buildings designed to have an industrial style appearance, are encouraged. Each story should have high floor-to-ceiling heights (at least 12 feet) with rows of large windows. Building design details that create street level prominence (i.e., first floor cornice line, entranceway design, canopies, wall lighting, etc.) and façade articulation which breaks up the massing of the building are required. (See also *Architectural Standards*, Page 92)

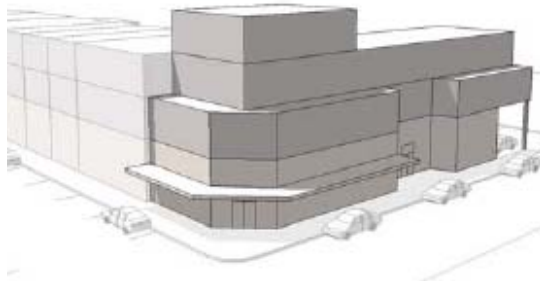
Multiple cornice lines, as well as frequent large windows reduce the impact of a large, block-size loft building



Contemporary lighting and doorway canopy improve the appearance of a retrofitted loft building



9 Mid-Rise / High Rise (Stepped-back)



- **Description:** A mid-rise or high-rise building, where upper floors “step back” to reduce the impact of the building’s massing and height. Sometimes referred to as a podium building.
- **Use:** Buildings can be a mix of uses. First floor uses tend to be non-residential. See permitted uses, page 87.
- **Access:** The principal entrance on the ground floor shall have direct access to the street. Access to upper floors shall be via a ground floor lobby.
- **Lot and setback standards:** See Bulk Standards, page 84. Storefronts should abut the sidewalk so as to engage the pedestrian realm.
- **Height.** See District Height Requirements, page 82. Building step-backs are required at the roof height of an adjacent building, or at 40 feet if there are no adjacent buildings. Stepbacks shall be a minimum of 10 feet from the building face. As a minimum, stepbacks are required at 40 feet and 70 feet in height, where the permitted maximum height is based on District Height Requirements.

- **Frontage Features:** Frontage can be of the type for Apartment Building or Mixed-Use building types.
- **Parking & Driveway Placement:** The only permitted parking placement options are:
 - All parking spaces shall be inside the rear portion of the first floor of the structure or located at the rear of the structure.
 - On-site parking is prohibited in front of a structure or forward of a street facing facade of that structure.
 - Parking arrangements in a separate permitted parking facility located within 500 feet of the site are permitted.
 - Below grade parking garages.
 - The entrance for any garage must be located at the rear of the structure or on a side wall.
 - Private garage occupying the rear part of the building at grade level or somewhat below grade. One garage door per structure is permitted.
 - Parking lifts and tandem arrangements are permitted in accordance with Title 40-Zoning of the Municipal Code.

- **Design:** Building design recommendations and requirements shall follow those provided for the Mixed-Use building type. In addition, these multiple roof areas should be designed as usable space, such as patio, deck, garden, gathering, for “green” energy savings, or other use. (See also *Architectural Standards*, Page 92).

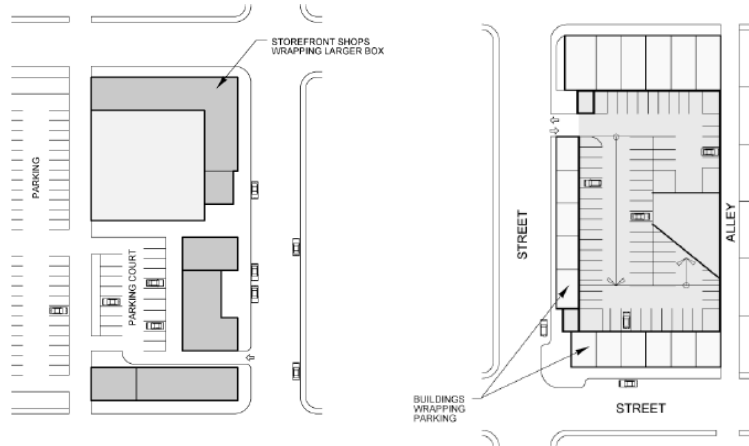
A single building can step-back at varying heights to reduce the sense of massing at the street level.



Roof areas should accommodate plantings, balconies, patios, or other usable space



h Liner Building



- **Description:** A building specifically designed to mask a parking lot, parking garage, theater, or large retail facility / “big-box” retailer from a street. Streets where liner buildings should block the view of parking include: Dr. Martin Luther King, Jr. Blvd., Clinton Avenue, Broad Street, Mulberry Street, McCarter Highway, East and West Kinney Street, Halsey Street, Crawford Street, Chestnut Street.
- **Use:** Townhouse liner building, or residential above non-residential uses. See permitted uses, page 87.
- **Access:** The principal entrance on the ground floor shall have direct access to the street.
- **Lot and setback standards:** See Bulk Standards, page 84. Storefronts should abut the sidewalk so as to engage the pedestrian realm.
- **Height:** See District Height Requirements, page 82.

- **Frontage:** Ground level frontage types along the street shall be commercial / store fronts (See Frontage Features).
- **Parking:** Parking shall be located in the interior of the lot hidden from view of any street, or under or embedded within the building. If upper stories of the building contain a parking garage there shall be occupied rooms between the garage area and the street. Parking can only be visible from streets other than: Washington Street, Dr. Martin Luther King, Jr. Blvd., Clinton Ave., Lincoln Park, Crawford Street, Broad Street, Mulberry Street, and East & West Kinney Street.
- **Design:** Building design recommendations and requirements shall follow those provided for the Mixed-Use building type. (See also *Architectural Standards*, Page 92).

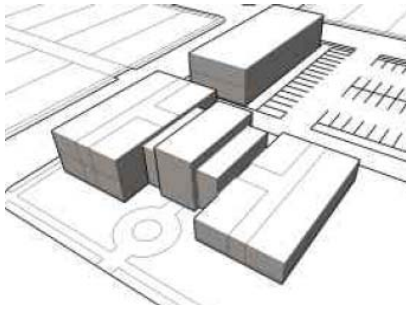


The entire building wraps a parking garage. Office space on the building exterior masks the interior garage.



First floor retail with parking garage on upper stories. The storefront design features and sidewalk amenities capture pedestrian attention at the street level

i Civic- Institutional / Historic Mansion



- **Description:** Civic and institutional buildings can accommodate a variety of arts, cultural, education, recreation, government, community, non-profit and public assembly uses. They range from large to small-scaled structures of a variety of architectural styles.
- **Use:** Museum, library, gallery, House of Worship, theater, school, public building, etc. Historic mansions can also accommodate residential. See permitted uses, page 87.
- **Access:** The principal entrance shall be through a common lobby.
- **Lot and setback standards:** See Bulk Standards, page 84. Buildings can be setback from the street to achieve a front yard courtyard, plaza, garden, etc. or otherwise should abut the street.
- **Height:** See District Height Requirements, page 82.
- **Frontage types:** Yard or plaza if setback from the street (page 86). Monumental entrances are encouraged.
- **Parking:** Parking shall be located in the rear of the lot (interior to the block) hidden from view of the street, or

under or embedded within the building. Parking shall not be located in the front of the building.

- **Design:** Diversity of architectural style for civic buildings is encouraged. Libraries, museums, theaters, schools and other civic buildings can have a stately or monumental appearance through Romanesque, Greek revival, Georgian, or other Classical architecture style. At the same time, more modern architectural styles are permitted if approved by the reviewing Board (outside of the Historic District). Buildings should be oriented to the street, either set back with a front courtyard/plaza or up to the street line to engage pedestrians. (See also *Architectural Standards*, Page 92).

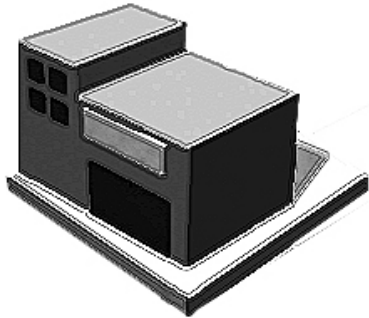
Civic buildings can be traditionally designed, or of a modern style such as the glass library pictured above Symphony Hall



A modern art gallery fits here as the scale is comparable to its traditional neighbors.



j Artisan / Light Industrial



- **Description:** Artisan/Light industrial refers to a manufacturing activity where products are produced inside. Production includes consumer goods such as the manufacture of clothes, shoes, furniture, and artisan crafts. These facilities shall have no impact on the immediate surrounding environment (noise, air pollution, glare, water quality, waste treatment, etc.). Truck delivery/pick-up is limited to no more than once per day. Outdoor storage is prohibited and all activities must be carried on within the inside of the principal building.
- **Use:** For the production of small consumer goods and artisan crafts that are typically sold directly to end users. See permitted uses, page 87.
- **Access:** The principal customer entrance shall be directly from a public street. Loading areas shall be accessed from the building's rear, unless the developer can prove that a rear loading area is not feasible due to site constraints.
- **Lot and setback standards:** See Bulk Standards, page 84. Buildings shall have a zero front setback or shall be setback to match the lesser of adjacent setbacks.

- **Height:** See District Height Requirements, page 82.
- **Frontage types:** Street-level frontages can be designed to resemble storefront frontages, whether or not the first floor use of the building is occupied by a storefront (See page 86).
- **Parking:** Parking and loading areas shall be located in the rear of the lot (interior to the block) hidden from view of the street, or under or embedded within the building.

Design: Non-residential buildings shall fit into the character of the surrounding uses. Buildings with flat roofs should have decorative cornice or parapets, and should consider roof-top greenery or solar panel technology. Buildings should have large bands of windows and architectural ornamentation. Design features can also include unique building colors and paint patterns, or tile patterns on walls. (See also *Architectural Standards*, Page 92).



Landscaping, hardscaping, lighting, entranceways, window design and other site design and architectural features shall be incorporated into the design of light industrial buildings.

6.6 Height Requirements

Building Height requirements are shown in **Figure 17** and in the table below. Permissible minimum and maximum heights are provided for each Land Use District.

Historic District Special Requirements

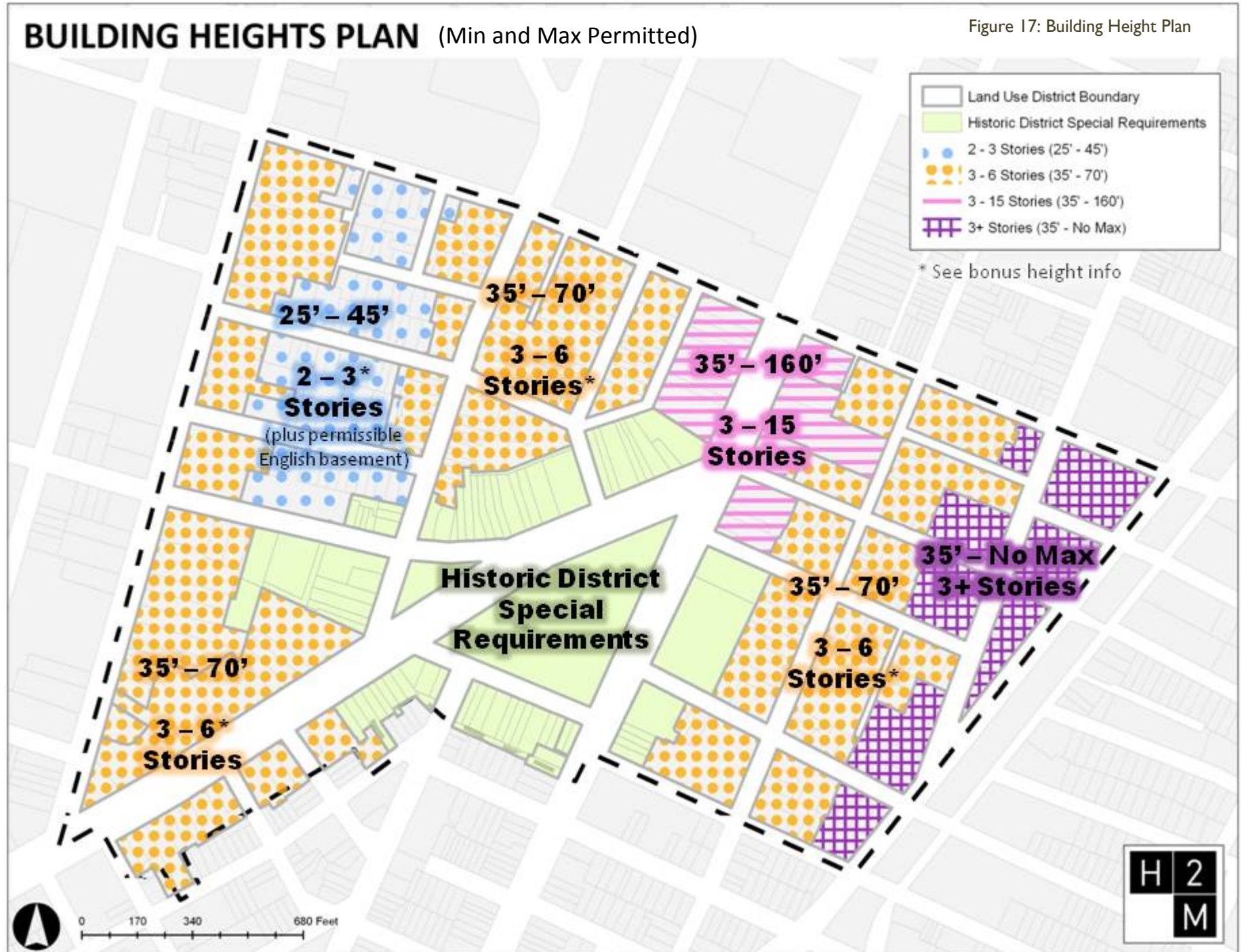
For the area denoted in the Height Map below, these standards apply. New buildings, additions and rehabilitation projects must follow all City regulations pertaining to Historic Districts. Over-build additions to the top of existing buildings shall not exceed one (1) story above the original structure, and must step back from the existing roof cornice line by at least 10 ft. Additions must incorporate and/or replicate important façade elements of the existing structure. Newly constructed buildings should be built to a minimum of 2 stories (25') and a maximum of 3 stories, plus an English basement (45 ft max).

Height Bonus

Where a developer proposes a green roof or rooftop garden/terrace, buildings may climb an additional two stories in height. The building façade of the bonus height area must be stepped-back at least 10 ft, however, at the cornice line of the taller of the adjacent buildings. The roof surface at the stepback point must be accessible green open space for inhabitants of the building. Bonus heights are only permissible in the areas

referenced on the Height Map below where an asterisk (*) is shown.

Figure 17: Building Height Plan



6.7 Bulk Requirements

The following bulk standards apply to all building types unless otherwise stated. These requirements are to apply in conjunction with the Building Type Standards (Section 6.5) specified for each Building Type. Development of one to three-family dwellings must also adhere to **Newark's New Zoning Standards for 1-, 2-, and 3-Family Dwellings**. All development must follow the Regulations Matrix in **Appendix C**.

Subdivision requirements (Applicable to lots being subdivided):

Subdivisions are only permissible for assigning individual lots to attached townhouse (Building Type “a”) and live-work townhouse (Building Type “c”) properties. The following are minimum lot sizes for all lots resulting from the subdivision of land:

- **Lot Area:** Minimum 900 sf.
- **Lot Width:** Minimum 15 ft.
- **Lot Depth:** Minimum 60 ft.

Building Placement:

- **Front Yard Setback:** The minimum and maximum front setback of a new principal structure shall match the lesser of the front setbacks of the two closest principal buildings on each side of the project site, or otherwise shall be zero (at the sidewalk line) if there are no reference buildings on the block. Corner lots are considered to have two front yards.

- **Side Yard Setback:** If there is to be any side yard at all, it shall be at least 3 ft. Otherwise, there shall be no side yard setback and the side walls of the new building shall be on the lot line. Additionally, new construction shall be flashed to the adjacent building(s) if there is no side yard. A 3-foot side yard shall be provided however, in instances of new construction where a new structure or addition would block the existing windows of adjacent buildings.
- **Rear Yard Setback:** The minimum residential rear yard area is 10 feet for building types including Townhouse/Rowhouse, Narrow lot 2F/3F, and Live-work Townhouses. If a front yard is not provided, the rear yard should provide an adequate landscaped open space area that can serve as a play space for children. In lieu of a rear yard setback requirement, developments of multi-family units (i.e., apartment, loft, mixed—use residential) must provide an open space area or playground (onsite or offsite within immediate proximity) that could serve as recreation space for children. All other permitted building types do not have a required rear yard. A 3-foot rear yard shall be provided however, in instances of new construction where a new structure or addition would block the existing windows of adjacent buildings.
- **Lot coverage:** For buildings containing residential units of three or more bedrooms, a minimum of 15% of a site must be vegetated. However, complete lot coverage (100%) is permitted if a vegetated roof/green roof is installed on a minimum of 50% of the entire roof space.

Density

To regulate residential density, this Plan establishes the following *minimum* apartment unit and bedroom sizes for new construction or additions:

- Studio Apt: 450 sf.
- 1BR Apt: 600 sf.
- 2BR Apt: 700 sf.
- 3BR Apt: 900 sf.
- Bedroom size: 110 sf. (10' x 11')

Residential units larger than 3 bedrooms are prohibited to avoid excess density and unauthorized group housing situations.

6.8 Frontage Features

A building's frontage defines its relationship with the street and ensures that buildings are engaging at the sidewalk level. The following are recommended:

- **Porch:** An attached porch that encroaches into a permitted front yard or abuts a sidewalk in the Low-Medium and Medium-High Residential Districts. This feature is recommended only for existing and new Narrow Lot Residential structures.
- **Terrace/Patio:** Only if the building façade is set back (and is permitted to be set back) from the frontage line, an elevated terrace, suitable for outdoor cafes or residential patio, is permitted in all Districts.
- **Light Court:** A sunken court that provides light and air to a basement, permitted in all Districts.
- **Forecourt/Courtyard:** A portion of the façade at the frontage line with a portion setback. The setback area can be for trees or landscaping, permitted in the Low-Medium and Medium-High Residential Districts for the Apartment Building Type.
- **Stoop:** the façade is aligned to the frontage line with the first story elevated from the sidewalk for window privacy. The entrance is usually an exterior stair and landing. Stoops are for residential building types. The front entrance to the building may be setback from the remainder of the building to accommodate placement of the stoop on the building lot and not on the right of way.
- **Storefront / Awning:** the façade is aligned to the frontage line with the building entrance at sidewalk grade, conventional for retail use. There is substantial glazing at the sidewalk level and an awning/canopy that may overhang the sidewalk. Storefront facades are permitted in all Districts. The bottom of the awning shall be at least 8 ft above grade. Translucent or glossy awning materials are prohibited. Bird See Awning requirements, page 97.



Stoop frontage type



Frontages with porches



Shorefront frontage



Courtyard frontage



Frontages with small gardens,
vegetated yard/patio



Stoop and sunken court

6.9 Permitted Uses

Below are the permitted uses for each Land Use District. All uses are subject to the requirements of this Redevelopment Plan.

Permitted Uses

	Historic Park	Low-Med Residential	Med-High Res./Mixed	Street Level / Mixed	Cultural Civic/Mixed	Mulberry / Mixed
Residential Single-Family	X	X			X	
Residential 2-family, 3-family	X	X	X		X	
Residential Townhouse	X	X	X			
Residential Mid-Rise	X		X		X	X
Residential High-Rise					X	X
Live-work Townhouse	X		X	X	X	X
Apt/Condo dwellings above first floor commercial			X	X	X	X
Retail sales of goods & specialty retail			X	X	X	X
Convenience retail			X	X	X	X
Personal service establishment			X	X	X	X
Retail bakery			X	X	X	X
Grocery, Supermarket			X	X	X	X
Beauty salons, nail, barbershop			X	X	X	X
Drug store/pharmacy (in line)			X	X	X	X
Restaurants (Must have seating area)	X		X	X	X	X
Delicatessens			X	X	X	X
Ice cream parlor (indoor counter, through-window)			X	X	X	X

	Historic Park	Low-Med Residential	Med-High Res./Mixed	Street Level / Mixed	Cultural Civic/Mixed	Mulberry / Mixed
Laundromat / Launderette			X			X
Museums	X		X	X	X	X
Theaters- movie, cinema, performing arts			X	X	X	X
Art studios and galleries	X		X	X	X	X
Bars, taverns, lounges [1]			X	X	X	X
Nightclubs, dance clubs and cabarets (See conditional use standards for discotheque / public dance hall). [1]			CU	CU		CU
Arcades, Pool Halls, Billiard Parlors [1]				CU		CU
Bed and Breakfast	X		X	X	X	X
Hotels						X
Retail Banking Institutions			X	X	X	X
Parking garages above first story or within Liner Building			X	X	X	X
Professional office	X		X	**	X	X
Medical or dental office	X		X	**	X	X
Veterinarian						CU
Conference facilities				**	X	X
Fitness, health clubs			X	X	X	X
Banquet halls [1]					X	X
Recording studios [1]			X	X	X	X
Art, music, dance, business schools	X		X	**	X	X
Ice cream parlor (indoor counter, through-window)						
Public parks, playgrounds, gardens and open space	X	X	X	X	X	X
Indoor recreation						X

	Historic Park	Low-Med Residential	Med-High Res./Mixed	Street Level / Mixed	Cultural Civic/Mixed	Mulberry / Mixed
Community center	X	X	X	**	X	X
Community garden	X	X	X	X	X	X
Senior centers			X		X	X
Places of Worship	X			**	X	
Municipal Uses	X		X	X	X	X
Private clubs, fraternal organizations and offices	X		X	**	X	X
Mixed/Multiple permitted uses per lot	X		X	X	X	X
Research and development						X
Trade contractor						X
Printing, sign making						X
Commercial Antennas						CU
Warehouse and distribution						X
Pest control operations						X
Non-nuisance light industrial such as trade workshops, and art studios						X

CU - Conditional Use in accordance with City Zoning requirements for Conditional Uses

** - Not permitted on the first floor/street-level

[1] In accordance with Municipal Code 20:3-7, must have sound proofing insulation installed to ensure compliance with local and state noise regulations (max. 65 decibels at property line)

Permitted Accessory Uses

- Home occupation, Home professional
- Detached or attached private garage
- Outdoor dining (for permitted restaurant only)
- Solar panels
- Water storage tanks

Prohibited Uses

Notwithstanding the provisions above, the following uses are specifically prohibited in the Redevelopment District:

- Drive-thru establishments including but not limited to retail, banking or auto establishments with drive-thru service
- Schools
- Business or vocational schools
- Daycare facilities
- Sexually oriented businesses
- Bars, night clubs, and dance halls without noise mitigation measures that comply with state and local standards (65 decibels at property line).
- Day spa / massage facilities / massage parlors
- Restaurants that are take-out only
- Fast food restaurants
- Wholesale bakeries
- Through-window retail or restaurant (other than ice cream parlors)
- Meat and fish markets
- Funeral homes
- Liquor store
- Outdoor storage
- Automobile service, fuel, car wash
- Automobile, sale and repair
- Automobile alarm, stereo installation
- Billboards
- Check cashing establishment not within bank, pharmacy, or grocery store
- Bail/Bonds
- Pawn shops
- Gun stores and ammunition retailers
- Tattoo/body piercing establishments
- Computer server housing facility
- Surface parking areas, unless accessory to a permitted principal use and at the rear of a lot behind buildings

- Elevated walkways or skyways between buildings and/or parking
- Lumberyard
- Manufacturing, Medium or Heavy; or any use that creates smoke, noise, fumes or other nuisance, or which has more than one truck delivery a day
- Archives, records, document processing
- Operation facilities for taxicab, bus, ambulance
- Taxi/limousine parking staging facilities
- Heliport
- Kennel, animal boarding/sheltering
- Self Storage
- Truck terminal
- Utility (Transformer)
- Vehicle towing facility
- Waste transfer station
- Materials salvage yards, junkyards, dumps
- Laundry facility, commercial / wholesale
- Facilities that provide congregate living arrangements that provide shelter or lodging for profit or charity with or without meals including homeless shelters, rooming houses, hotels without private bathrooms, or halfway houses.
- Facilities for treating or sheltering people with communicable diseases, not in hospitals.
- Philanthropic institutions providing social services
- Boarding house or rooming house
- Drug or alcohol treatment facilities
- Methadone clinic
- Soup kitchens except as operated by a house of worship on its own property

All uses that exist in the Lincoln Park Redevelopment Area prior to the adoption of this Plan are expressly permitted to remain.

6.10 Redevelopment Area Standards

Neighborhood Pattern Standards

Certainly, new development in Lincoln Park should be compatible with existing community character. However, “compatibility” is not necessarily about replicating the scale or architectural or style of a nearby building. Instead, it is about the continuation of positive neighborhood “patterns,” while still allowing the neighborhood to evolve. Lincoln Park accommodates a diversity of architectural styles, ranging from Victorian to Contemporary. While these styles change over time, the basic reoccurring patterns of development should be respected and continued. These include how buildings are oriented, frontage patterns, form, front yards and street trees. This section of the Plan shall assist the reviewing Boards or Administrative Officers in determining whether to approve a development project.

Building Orientation

Buildings should be oriented towards the street in order to contribute to a pedestrian-friendly street environment and provide a visually rich street edge. Windows, main entrances, porches and other primary façade elements should be oriented towards the street. Façade articulation and architectural details that face upon the street add to a rich street environment. A buildings back or side should not be turned toward the street.

Building Patterns

The building pattern of a block is often determined by its original platting pattern, such as the prevalence of 25-foot-wide lots in Lincoln Park. Even where lot width varies, established building patterns should still be continued along street frontages. For example, projects on sites larger than adjacent houses can continue the pattern by dividing the new building into volumes of similar size.

Front Setback Patterns

A consistent front building setback helps to define neighborhood character. New development shall continue existing setback patterns. Setbacks shall be landscaped, while paving for vehicle areas should be minimized.

Landscaping and Trees

Landscaping and trees should be used as unifying elements of community character. Street trees can be as central to the character of a neighborhood as architecture. To maximize space for landscaping, driveways and curb cuts should be minimized. It is required that trees shall be positioned every 35 ft on center along all streets.

Architectural Features

Architectural variety contributes to the urban fabric of Lincoln Park. While mimicry of existing buildings should be avoided, design should incorporate the recurring architectural features of

the surrounding neighborhood valued by the community, including porches or other entry treatments, window patterns, roof forms, materials, and other architectural details.

CPTED Standards

All development shall take place with a goal of crime prevention. New development and rehabilitation projects should therefore use the approach known as: Crime Prevention through Environmental Design (CPTED). “CPTED is the proper design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life” (National Crime Prevention Institute).

CPTED’s goal is to prevent crime through designing a physical environment that positively influences human behavior – people who use the area regularly perceive it as safe, and would-be criminals see the area as a highly risky place to commit crime.

The Four Principles

CPTED is based on four principles; natural access control, natural surveillance, territorial reinforcement, and target hardening.

1. **Natural Access Control** - A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk. Gained by designing building and site entrances to clearly indicate public routes and discouraging access to private areas with structural elements, such as landscaping or fencing.
2. **Natural Surveillance** - A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances: doors and windows that look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; adequate nighttime lighting. High usage rooms such as residential kitchens and living rooms, high usage offices, retail showrooms, and restaurant dining rooms shall be positioned with windows that facilitate easy observation of streets, walkways and parking areas. Additionally, fences and landscaping features and barrier walls shall have high levels of transparency.
3. **Territorial Reinforcement** - Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, decorative transparent (i.e., wrought iron) fences and decorative furniture.
4. **Target Hardening** - Accomplished by features that prohibit entry or access: window locks, dead bolts for doors, interior door hinges.

CPTED in Practice

The National Crime Prevention Institute (NCPI) has written guidelines for various types of development that developers and homeowners can apply to reduce the fear and incidence of crime and improve the quality of life. Information about the NPCI and CPTED principles for various types of development are made available in **Appendix D**.

Architectural Standards

The intent behind these standards is to foster a coherent Lincoln Park neighborhood aesthetic. Lincoln Park's streets can include a diversity of architectural styles and still present cohesion if there are recurring patterns (building orientation, front setback patterns, landscaping, street frontage characteristics.) These standards apply to all development in the Lincoln Park Plan Area.

General Building Walls and Facades

- Large blank walls are prohibited along any street in the redevelopment area. At least 30% of any street-facing wall surface must have a clear glazing and 70% for the first floor of commercial or mixed-use building, depending on the Building Type.
- The reduction of the size of the removal of any window visible to a public street is prohibited.

Articulation

- Walls should have widely and evenly distributed (i.e., vertical and horizontal) articulation to break-up a long wall expanse and add visual interest. Variation in the surface is to be achieved with a combination of some or all of the following features: bay windows, balconies, awnings, stoops and vertical and/or horizontal demarcations.



Even for large buildings, the rhythm of a narrow façade width can be maintained by changing materials and design elements in set intervals.

- Vertical demarcations shall be required no less than every fifty (50) linear feet of street facade; these may be achieved by a change of color or material, by a stack of bay windows or by a recess in the façade above the first floor only (minimum width is 6 feet).
- horizontal demarcations shall be required for any building taller than four (4) stories; these may be achieved by such elements as a cornice line, a course of brick or stone which projects or is differently colored or differently laid, or a floor (such as the ground floor) which has a different material from that of the main facade.

- The rhythm of facade widths (i.e., the standard 25-foot lot width) should be maintained, especially for buildings that extend over several lots. The standard facade width can be maintained even across larger buildings by changing materials, patterns, reveals, bay windows, facade portions, or by using design elements such as columns or pilasters at intervals similar to the standard lot width pattern.
- Alcoves in the first floor of any street-facing facade deeper than one (1) foot are prohibited.

Exterior Wall Materials

- Building materials such as Exterior Insulated Finishing System (IEFS) and vinyl siding are prohibited, but fiber-cement siding or wall panels can be used.
- The design of lower story building facades (including storefronts) should include the selection of high quality materials and detailing which convey a sense of permanence, durability, and richness in character. Ease of maintenance is an important consideration.

Commercial Facades

- For a non-residential building, the first floor street walls should contain architectural elements at a pedestrian scale, such as display windows facing the sidewalk, outdoor dining areas, display cases, public art, and other architectural elements and details.
- The alignment and repetition of facade elements from one building to the next creates patterns and visual alignments that contribute to the overall character of the area. While



the style of these features may be interpreted in a variety of ways, aligning the heights and scale of the features can create visual continuity, while affording architectural variety. Horizontal elements that typically align with adjacent buildings include:

- Top and bottom height of first floor display windows
 - Storefront windows
 - Transom over the entranceway
 - Building kickplate
 - Horizontal and vertical proportions of the building
 - Window openings /styles, esp. upper story windows
 - Sign band above the street level
 - Parapet and cornice line
 - Window sills on upper floors
 - Roof line and proportion
- First floor facades intended for retail use must have large, clear storefront glass areas to display the nature of the business and to make it inviting to the public. Storefront windows may be either typical large, single pane or multiple smaller panes separated by mullions.

- Transparent materials (i.e., storefront glass) shall occupy at least 70% of the first floor façade. Window tinting is prohibited.
- If a store fronts on more than one street, it shall provide useable entrances on both street fronts. A shop front should be separated from the roofline or a second floor by a horizontal architectural element such as a sash, cornice, frieze, molding, etc.

Height

- Height should be visually compatible with adjacent buildings. The apparent physical size, scale and height should relate to existing resources. Buildings more than a story taller than both adjacent buildings can look out of place and disjointed.
- For new structures that are significantly taller than adjacent buildings, upper floors should be set-back a minimum of 10 feet from the front facade to reduce the perceived height.
- Slender forms such as corner towers and dormers that protrude upwards may add visual variety to a roofline.
- For commercial and residential buildings, the ground level floor to floor heights should be approximately 13 to 15 feet and up to 12 to 14 feet for the second floor.



Center building is too tall compared to adjacent buildings

Roofs and Parapets

- Roof lines may vary in type (pitched, overhang, parapet, cornice, etc.) and have minor variations in height to provide an interesting view from the street.
- Roofs may be flat but must include appropriate ornamentation such as cornices or parapets. Artificial mansards are not permitted. Ornamentation which contributes to the character of the building is encouraged.
- Green roof technologies are encouraged. Vegetative cover should be considered for flat roofs and solar panels integration should be considered for pitched roof structures.
- Where possible and practical, roof areas should be accessible, usable space for building inhabitants. Roofs can provide open space, areas for plantings, and play space for properties lacking in yard area.
- All mechanical equipment, ventilating and air conditioning and other building systems, elevators, stairways, radio or television masts or equipment, or other roof top elements not intended for human occupancy shall be fully enclosed in a manner consistent with the character, shape and materials of the principal building. Such elements shall be set back from the roof edge. At a minimum, such elements shall be set back one (1) foot from the roof edge for each one (1) foot of height.

Fences, gates, and street walls

- Metal picket fences are permitted to a height of 4 feet within the front yard area or abutting an alley, and metal picket or board-on-board wooden fences are permitted to a height of 6 feet on side or rear yards not abutting a street or alley.
- A masonry base of up to half of the fence height is permitted as part of the fence. CMU-block is prohibited as a visible material for this type of masonry base.
- Where a gate is installed, it must open inwards, so as not to block the sidewalk area when opened.

Windows

- The pattern or rhythm of fenestration shall be similar to that of buildings on the same or opposite blockface to the greatest extent possible.
- For residential construction, large windows such as big bay windows, are encouraged and should account for a significant percent of a building's frontage.
- All windows and doors should be selected with their energy conservation value in mind to maximize energy savings.
- Ground floor windows shall not be made opaque by window treatments. Window tint is expressly prohibited.

Entrances

- All buildings must have entrances accessed directly from the public sidewalk.

- Roll-down security gates and doors are required to be fully transparent mesh material and are required to be inside.
- The placement and design of entrances should easily identifiable and they should be handicapped accessible.
- Entrances should be designed so to complement the character of the building façade, not overpower. Methods such as recessing entrances, utilizing signage, canopies and awnings, and lighting can help to establish an entrance's prominence.



Signage Standards

Wall Signs

- Signs along the Redevelopment District's commercial frontages should be clear, informative and weather well.
- Signs should align in height and scale with others signs on the block to maintain the existing pattern of horizontal and vertical façade features.
- Signs should be positioned to emphasize special shapes or details of the facade, to draw attention to the shop entrance, or to emphasize a display window. They should not obscure important architectural details.

- No sign may be placed or located so as to obstruct the view of oncoming vehicular traffic.
- One (1) projecting or “shingle” sign will be permitted perpendicular to the street over the sidewalk to identify the name or logo of the business to which the sign is attached. The maximum size of a shingle sign is three (3) square feet and the materials are limited to either painted wood or metal. Each shingle sign shall be mounted on an ornamental metal bracket and may only be illuminated by directed external light. Signs of a shape other than square or rectangle can be up to five (5) square feet in area. The bottom edge of this type of sign shall be at least eight (8) feet above grade.
- In addition to a shingle sign, each business may have one (1) sign that is mounted on each street-facing facade. The maximum area shall be 30 square feet. Signs of a shape other than rectangle can be up to 50 square feet.
 - Each facade sign must be positioned in the natural architectural sign band, awning or frieze on a building facade if one exists. If such a frieze or sign band does not exist, the bottom of the sign may not be positioned to go more than twelve (12) inches above the top of the display window of the establishment.
- Signs will consist of individually mounted letters or symbols or a metal or wood panel. Any illumination shall be directed from an external source.
- No sign shall have blinking, flashing, strobe or fluttering lights or any other illuminating devices which have a changing light intensity, brightness or color.
- A business located on an upper floor may be identified by a sign of not more than five (5) square feet consisting of individually mounted letters or symbols made of painted wood or metal. Any illumination will be directed from an external source.
- A business at street level may include signage limited to individual letters or symbols of not less than 12 inches in height and not more than 25% of the window area. Any illumination will be directed from an external source on the outside of the building or through the use of neon lighting. No other lighting is permitted.



Other Signs

- Portable sandwich board signs are the only permitted freestanding signs. Such signs should be no taller than 2.4 feet tall and 1.5 feet wide.
- Portable sandwich board signs shall be designed and located in a manner that does not create obstacles to pedestrian circulation or visibility. All portable signs placed within the public way require special permitting through the City.
- Monument signs are only permitted in the Mulberry/Mixed District and the Street-Level /Mixed District at Clinton Avenue. The maximum surface area for each side of a monument sign is 25 square feet, and the maximum height is 5 feet. Internal illumination is prohibited.
- Directional and parking lot signs are permitted and shall not exceed one (1) square foot in area.



- Internally illuminated or backlit awnings and canopies are prohibited. Lighting installed above the awning and directed downwards so as not to illuminate the awning is allowed.
- The minimum height from ground level to lowermost portion of awning or canopy shall be eight (8) feet.
- Awnings shall not extend above the first story or 15 feet, whichever is less. In the case of single-story buildings, the maximum height shall not exceed 15 feet or the top of the wall, whichever is less.
- Awnings should be placed to line up with existing awnings on the same side of the street.
- If several storefronts are located in one building, they must be unified with similar, although not necessarily identical, design and color.
- The maximum horizontal projection dimension of an awning from the building wall, including any appurtenances, shall not exceed three (3) feet from the building face.

Awnings / Overhangs

- Buildings may have awnings or canopies, where appropriate. The design of awnings and canopies shall be architecturally compatible with the style, materials, colors and details of such buildings and should not conceal significant architectural features, such as cornices, columns, pilasters or other trim details.



- Awnings may project over a public sidewalk but shall not be closer than two (2) feet of the vertical plane of the curb edge or the edge of any other public right-of-way.
- An awning's surfacing material shall be constructed of canvas cloth, metal or equivalent. Translucent, shiny or reflective materials are prohibited.
- On buildings with multiple storefronts, compatible awning and canopy frame styles shall be used as a means of unifying the structure.
- Awnings shall be regularly cleaned and kept free of dust and visible defects.
- The installation of bird repellent hardware above the awnings, which is not visible from the street level, is required.
- Awnings are prohibited from covering or hiding the second or upper floor façade elements, windows or trim of the building.
- A business at street level may include identification signage on a canopy or awning subject to the requirements for awnings above, as well as the following restrictions:
 - Only permanent signs that are an integral part of the awning or architectural projection shall be allowed. Temporary signs shall not be placed on awnings.
 - The maximum height of letters, individual numbers or other characters or images on the awning shall not exceed 12 inches.
 - No single awning shall contain sign messages for more than two business establishments.



Light Industrial Buildings

Industrial buildings shall be harmoniously integrated into the wider neighborhood. The City desires to protect and promote the economic vitality that local industry brings to the City, while at the same time ensure that light industry and surrounding neighborhood uses can coexist harmoniously. Light industrial buildings and uses should be pleasant to walk by and should not disrupt traffic. These industrial design standards set out to encourage and reward high quality development, while discouraging less attractive and less enduring alternatives.

- *Façade materials.* Buildings should use high quality, durable building materials with aesthetic appeal, such as brick and stone or corrugated metal; EIFS is prohibited. Front building facades shall be finished with a minimum of fifty percent (50%) brick, stone or concrete masonry materials (e.g., split face block, scored block, ground face block). Non-architectural grade aluminum shall be prohibited.
- *Façade features.* Buildings are encouraged to incorporate design features, such as recesses, off-sets, arches, colonnades, columns, pilasters, awnings, overhangs, trellises, and changes in building massing (e.g. change in wall planes or varying height). Such features shall be integrated by use of continuous, detailed trim brick bands, contrasting courses of materials, and/or cornices to vary building facades. Buildings shall be designed with elements that relate to the human scale. Unbroken façades in excess of 50 feet, without changes in wall design, are prohibited. Changes in the façade plane shall be employed, every 25 feet at a minimum, to add shade and shadow patterns that will render the façade more interesting and aesthetically pleasing.

Clever use of coloring is an inexpensive way of helping an industrial building become an attractive addition to the neighborhood.



Good use of entrance transparency



Entrance is articulated with change in color and material and design of canopy and podium.



- *Loading.* Wherever possible, loading areas, service areas, and overhead doors used to accommodate trucks shall be located on the side or rear of the building, screened from view from all public rights-of-way or adjacent properties. Truck use areas shall be screened with landscaping or another acceptable alternative. Loading docks and service areas should be integrated into the design of the building. Where a side or rear located loading area is not possible, loading entrances and areas should be designed with techniques (i.e., coloring, transparency) that make them attractive.
- *Loading Circulation.* Loading areas shall be located so that trucks that are being loaded or unloaded do not disrupt the smooth flow of traffic or parking within the project area.
- *Utilities.* All utilities shall be placed underground.
- *Outdoor storage.* Outdoor storage is prohibited.
- *Trash enclosures.* Trash bins shall be located within a trash enclosure at all times and shall be located away from public view. Trash enclosures should also be located away from adjacent parcels to minimize noise and odor impacts typically associated with garbage collection and storage.
- *Trash enclosures design.* Trash enclosures shall be integrated into the site plan to accommodate truck access, landscape screening and an adequate number of trash bins. They shall be constructed of durable materials and the color, texture and architectural detailing shall be consistent with the overall site and building design.
- *Vehicle parking.* Vehicle parking should always be located behind or to the side of a building, screened from view.
- *Bicycle parking.* Secure bicycle parking should be provided adjacent to building entrances in accordance with bicycle parking standards provided on page 118.
- *Lighting.* Exterior lighting should be considered as an integral part of the architectural and landscape design. Decorative light fixtures should be encouraged on visible parts of the building. Night lighting of building façades should articulate the building's architecture and façade and should be used sparingly in key locations. Lighting levels are dictated by the zoning code.
- *Landscaping.* All setback areas shall be landscaped with lawn, trees, shrubs and/or other plantings and may include retaining walls and other landscape construction harmonious with the overall landscape scheme. Outdoor patios for passive or active recreation are encouraged.

Trash enclosures continues façade design of building.



Outdoor patios and seating areas are encouraged.



Sustainability Standards

All applications for development in the Lincoln Park Redevelopment Area must adhere to the following Sustainability Standards, as well as submit a completed **Project Sustainability Checklist**, as provided in **Appendix E**.

The following standards promote public health, energy conservation, economic savings and sustainable building practices. In addition to increasing resource efficiency and reducing environmental impacts, these green building strategies can yield significant long-term cost savings and reduction in operating expenses

Walkable Development

The most sustainable development is compact, mixed-use development, where housing is within a short walk or bike ride of resident destinations: commercial areas, grocery markets, retail, parks, community-oriented services, and places of work.

This type of development in Lincoln Park can help to reduce the need for cars on the road, which in turn reduces: vehicle miles travelled (VMT); pollution-causing green house gases; dependence on foreign oil; traffic and congestion; automobile accidents; lost productivity due to traffic; lost personal or family time; unhealthy stress and fatigue from road rage; the high cost of maintaining/fueling a car; and land area needed for parking space (which free up land for housing, parks, open space, etc.).

Pedestrian Friendly Street Design

To encourage more walking, streets need to be safe, comfortable and pedestrian-friendly. Safer streets and inviting streetscapes promote physical activity and public health, while creating opportunities for social interaction. They also increase overall safety (by bringing more eyes into public spaces) and create more pedestrian traffic and shoppers for area retailers.

- Provide wide sidewalks and walkway connections to adjacent properties, where appropriate.
- Provide shade trees between the street and sidewalk. Trees shall be positioned every 35 ft on center along all streets.
- Landscape areas using native plant species.
- Provide pedestrian amenities (benches, water fountains, etc.) and bus shelters.
- Implement traffic calming measures (See section on Traffic Calming, page 105).

Shade Trees

Trees provide a host of health, environmental, energy-saving, and aesthetic benefits. Existing trees must be preserved when possible, and new trees must be planted properly in order for them to grow and thrive.

- Locate deciduous trees in locations that provide shade in the summer and solar access in winter.
- Plant drought-tolerant tree species on both sides of the street.

- Install tree pits and planters that are large enough so there is enough growth space to thrive over time.

Native Landscaping

Native vegetation is well adapted to the climate and provides excellent erosion, sediment, dust and pollution control. Native plants are also more resistant to naturally occurring disease, insects and low levels of nutrient, reducing the need for fertilizers or pesticides. Native landscapes or carefully selected plantings can also tolerate no irrigation.

- Limit the use of turf grass and install drought-tolerant ground cover.
- Select and install plants appropriate to the site's soils and micro-climate (native species), and which require little or no irrigation, fertilization and pesticides.

Stormwater Reduction

Reducing stormwater runoff through design and management techniques increases on-site filtration, prevents pollutants from entering waters, and reduces soil erosion. Rain water collection and re-use for non-potable purposes also goes a long way towards water conservation. Low Impact Development (LID) techniques to manage run-off on-site can include: Bioswales, rain gardens, pervious pavement, green roofs, tree plantings, bio-filtration, or rain barrels/cisterns.

- Capture and re-use rain water for non-potable uses.
- To the extent practical, limit impervious surfaces by using compact gravel, permeable pavers, open grid pavers, perforated brick pavers, and similar pervious surfaces for driveways, paved parking area, walkways and other areas that would usually be paved.
- All development shall comply with the stormwater ordinance in Section 38 of the Municipal Code.
- Stormwater requirements per Title 38 of the Municipal Code shall be followed.

Urban Heat Island Effect

Impervious surfaces (areas where water cannot permeate, such as roofs, sidewalks, parking lots, etc.) contribute to the Urban Heat Island Effect. Urban heat islands disturb the atmosphere and cause energy waste by increasing loads on cooling systems.

- Use paving materials with high solar reflectance (having a solar reflective index above 38), such as light-colored/high-albedo materials, and/or an open-grid pavement over a portion or the entirety of a site's hardscaped area.
- Use Energy Star qualified, or other highly-reflective roof products that do not retain heat.



Pervious pavers and rain gardens reduce stormwater runoff



Where there is a front yard, plantings should include native vegetation



Light colored pavers, native vegetation reduce the heat island effect while photovoltaic panels collect solar energy.

Renewable Energy Resources

Design strategies should maximize the use of renewable energy resources for heating, cooling and lighting, such as passive solar heating, natural cooling and ventilation and natural daylighting. Installation of energy-saving materials and products should also be considered, where feasible.

- Orient development to capture eastern sun exposure.
- Provide overhangs or awnings on south facing windows.
- Locate windows and design floor plans to provide daylight in all living spaces.
- Install high efficiency lighting and appliances.
- Install photovoltaic panels or shingles to reduce utility consumption.



Required Rating System Achievement

This Plan encourages the use of Green rating systems to incorporating sustainable design measures into development. Rating systems include the LEED (Leadership in Energy and Efficiency) rating system developed by the USGBC (US Green Building Council) and the ENERGY STAR rating system, a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy.

- All new buildings and rehabilitated buildings are encouraged, although not required, to obtain a LEED certification or equivalent
- Newly constructed homes are encouraged to earn the ENERGY STAR rating. These homes are at least 15% more energy efficient than homes built to the 2004 International Residential Code (IRC), and include additional energy-saving features that make them 20–30% more efficient than standard homes.
- New commercial/industrial buildings are encouraged to earn an ENERGY STAR rating. A building must score in the top 25% based on EPA's National Energy Performance Rating System.
- All buildings that are newly constructed or rehabilitated are encouraged to use ENERGY STAR products for: sealing/insulating, roofing, windows/doors, heating and cooling, plumbing, and lighting.

On 9/7/10, the State of New Jersey adopted the 2009 IECC for low-rise residential buildings (one- and two-family dwellings and multiple-family buildings three stories or less in height) and the 2007 ASHRAE 90.1 for all other buildings, both with minimal amendments, in regards to energy conservation. The

amendments can be found on pages 39-41 of the Energy Subcodes in the section labeled N.J.A.C. 5:23-3.18. All new buildings must incorporate these new standards.



6.11 Streets, Circulation & Public Spaces

Lincoln Park's Street Network

The street network in Lincoln Park is composed of minor and major streets. The major streets, which accommodate heavy amounts of vehicular traffic, as well as buses and pedestrians, include: Dr. Martin Luther King, Jr. Blvd., Clinton Ave., Washington St., Mulberry St. Broad St, and Lincoln Park. The remaining streets in the Study Area are minor streets, accommodating less daily volume. Most streets in the study area accommodate a mix of residential and non-residential uses. Several predominately residential streets that run east-west, including Governor, Crawford, Longworth and Spruce Streets.

While pedestrians, bicyclists, buses and automobiles share these streets, the conditions, environment and safety on most are not ideal. As mapped in **Figure 18**, some of the issues that residents have expressed include:

- Traffic moves too fast along the major streets and is unsafe for pedestrians.
- There are not enough pedestrian amenities, such as benches, crosswalks, crossing signals, center islands, lighting, etc. to make the environment welcoming.
- There are not enough crossing locations along Clinton Avenue, especially for school children to get to the park.
- Cars do not stop at traffic lights and do not see pedestrians.
- Frequent incidence of car theft

Traffic Calming: Short and Long Term Solutions

Short term solutions can be implemented quickly and do not require significant resources. Long term solutions may be more resource intensive or require substantial planning. The locations of some potential traffic improvements are shown on **Figure 19**.

In the Short Term

Some short term solutions for the City's Engineering Department to consider include:

- Changes to traffic signal timing
- Install bike racks
- Review bicycle striping for some streets
- Add bicycle and pedestrian safety signage
- Install wide, highly visible crosswalks
- Install countdown pedestrian signals
- Install pedestrian-scale lighting
- Increase enforcement (camera, police)
- Install red light camera at Clinton Ave. & Washington St.
- Evaluate changing some narrow streets to one-way streets
- Evaluate re-striping of Clinton Ave. and Dr. Martin Luther King, Jr. Blvd. to define urban travel lane widths.

In the Long Term

Long term solutions include:

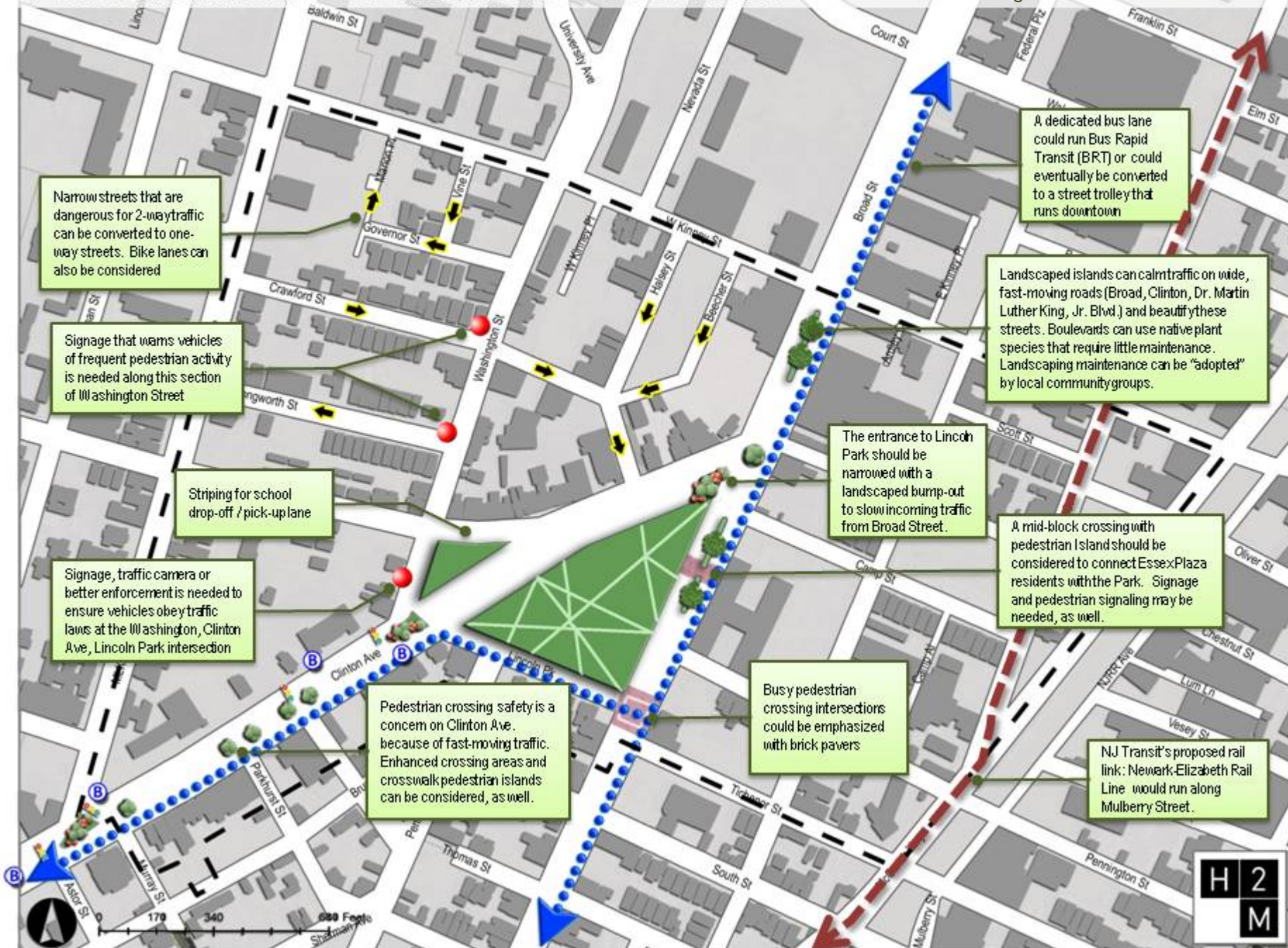
- Install curb extension for pedestrians
- Provide landscaped pedestrian refuge at crossings on wide streets (Broad St., Clinton Ave.)
- Plan and Implement a "Road Diet" approach for Broad St., Clinton Ave., Washington St. and Martin Luther King, Jr. Blvd.

Figure 18: Traffic Issues



POTENTIAL TRAFFIC & CIRCULATION SOLUTIONS

Figure 19: Potential Traffic Solutions



Complete Streets

To provide safe access for ALL USERS, the street network throughout Lincoln Park should be composed of “Complete Streets.” Complete Streets incorporate a comprehensive, integrated, and connected multi-modal network of transportation options (*NJDOT’s Complete Streets Policy*). Complete streets take into account the needs of all roadway users (pedestrians, bicyclists, transit users and motorists), prioritized by the context the area. Streets design and maintenance in the Lincoln Park neighborhood should incorporate accommodations for pedestrian, bicycle and transit travel as a priority to encourage non-motorized trips.

Components and Benefits of Complete Streets (Source: RBA Group)

- Accommodate many modes of transportation
- Provided places for people to walk
- Include high-quality bicycle accommodations
- Achieve safer pedestrian crossings
- Create stimulating, attractive public places
- Support the use of transit
- Promote healthy lifestyles
- Address the needs of the mobility challenged
- Reduce traffic congestion and greenhouse gas emissions

Street Design

To ensure the comfort and safety of all users, all future street improvement projects (i.e., resurfacing projects) should comprehensively address a checklist of pedestrian, bicycle and transit accommodations (Source: NJDOT Complete Streets Policy):

- | | |
|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Accessible sidewalk curb ramps <input type="checkbox"/> Pedestrian refuges <input type="checkbox"/> Curb extensions <input type="checkbox"/> Wide and highly visible crosswalks <input type="checkbox"/> Countdown pedestrian signals <input type="checkbox"/> Pedestrian and bicycle-oriented signage <input type="checkbox"/> Pedestrian-scale lighting <input type="checkbox"/> Bike lanes or “Share the Road” signage <input type="checkbox"/> Bus shelters <input type="checkbox"/> Bike racks at businesses and key locations | Street Improvement Project
Checklist for Complete Streets |
|---|--|



Looking downtown from Broad Street, six (6) lanes wide at this point

Public Rights-of-Way

- Public rights-of-way will be designed to meet all local, state and federal standards.

Alley- Residential

- Where there is an existing alley or an alley is to be created through a block, they shall be treated as narrower versions of public streets with appropriate pedestrian lighting to facilitate their use as alternative pedestrian walkways through the District.
- Sidewalks are not required; however landscaping, where possible, is encouraged.
- Alleys provide access to private garages with or without second floor accessory apartments and therefore need to be maintained free of trash and debris. Garbage cans need to be stored in fenced enclosures, storage boxes or inside garages.

Service Alley- Commercial, Mixed-Use

- Where provided, service alleys shall be designed to accommodate off-street loading and garbage pickup.
- Alleys should be designed for one-way traffic to allow for minimal lane width and interruption at the street.

Bike lanes and bicycle facilities

- Bicycle lanes and facilities should be designed to the best currently available standards and practices, such as the New

Jersey Roadway Design Manual, the AASHTO Guide for the Development of Bicycle Facilities and the Manual of Uniform Traffic Control Devices, and others as related.

Streetscape

Along any street, the “streetscape” is made up of the sidewalk, shade trees, street furniture, lighting, and other features that define the pedestrian realm.

Sidewalks

- At the time of development, the developer is required to install sidewalks.
- Public sidewalks should extend from the building façade to the curb and meet ADA requirements.
- Sidewalks shall be wide enough to create opportunities for outdoor eating and shopping areas, and provide space for bus waiting areas or shelters, street furniture, tree planters, landscaping, rain gardens, bioswales, etc.
- A five (5)-foot-wide “clear zone” shall be maintained free of obstruction for pedestrians at all times.

Wide
sidewalks
enable
room for
outdoor
seating.



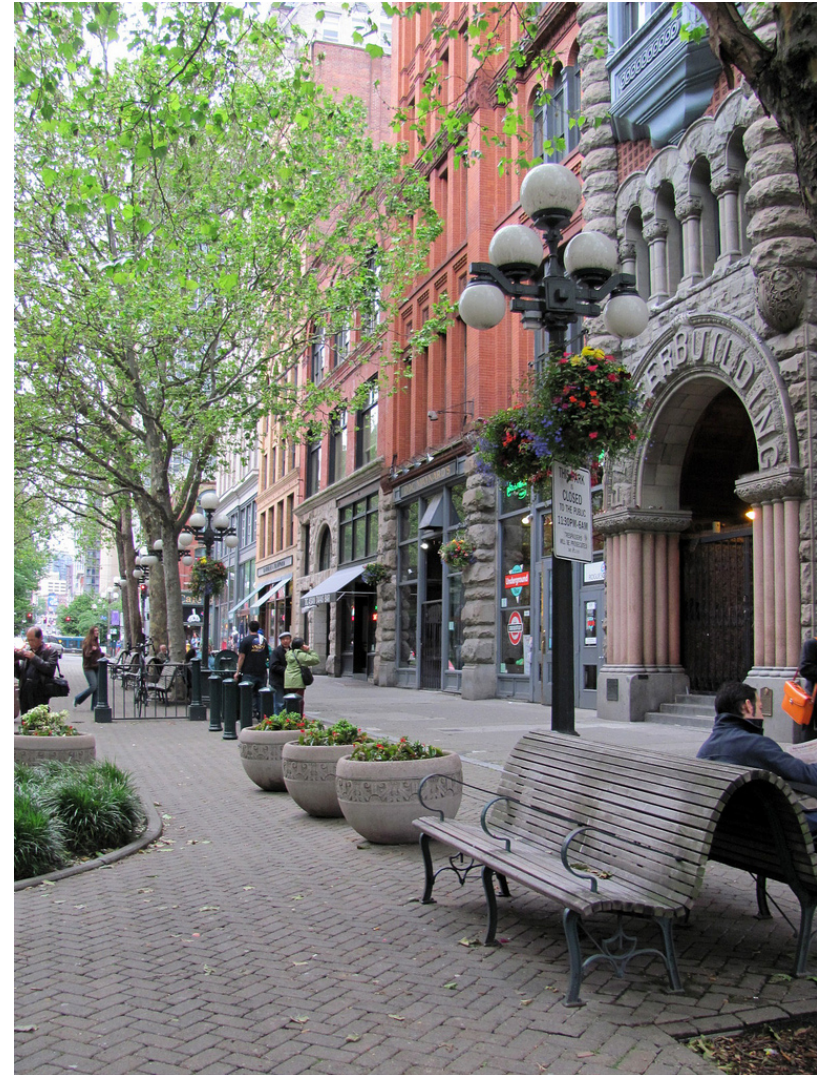
- A variety of paving materials, textures and colors are allowed outside the clear zone. Consistency of paving design is required within a project and within a block.
- All sidewalk elements shall be compliant with *Newark Citywide Streetscape Design Standards*, as well as ADA guidelines, and material selection should be sensitive to the needs of mobility impaired persons.



The design of a sidewalk is a major determinant of quality streetscape



Wide sidewalks with pavers and granite curbing are recommended



Street furniture and elements such as benches, planters, pedestrian-scale lighting, landscaping, bollards, paver sidewalks, and street trees bring life to this Seattle streetscape.

Street Trees

- Canopy street trees shall be installed within the right-of-way of any public or private roads or common access drives, at an interval of 35 feet on center.
- Street trees shall be planted at the time of development. Spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements.
- All street frontages should be planted with street trees of medium size such as Amur Maple (*Acer ginnala*), Japanese Scholar Tree (*Sophora japonica*), Green Ash (*Fraxinus caroliniana*), and other trees as permitted by the City's Zoning Code. Light foliated trees such as honey locust, ash and ginkgo are encouraged in front of commercial uses to increase visibility of signage.

Street furniture

- Street furniture such as benches, planters, waste bins and recycle bins shall be provided along sidewalk areas on major streets, where the sidewalk is more than 5 feet wide.
- Waste bins and recycling bins shall be provided at each block corner or building corner.
- The model/type of street furniture and fixtures shall be from the *Newark Citywide Streetscape Design Standards*.
- Benches can be installed according to the *Newark Citywide Streetscape Design Standards*.

Tree canopy and greenery make the street comfortable



Bike racks, street lamps, benches, and trash receptacles should be provided on all mixed-use and commercial streets



Public Spaces, Plazas and Squares

New buildings are encouraged to incorporate public spaces to enhance the pedestrian environment, reinforce the areas of the open space network, and address the demand expressed by stakeholders for additional public open space.

- Public open spaces should be designed to promote a visually pleasing, safe, and active environment for workers, residents, and visitors.
- Open spaces should be oriented to the sun and views and should create a sense of enclosure, while maintaining safety, so that open spaces feel like outdoor rooms.
- Plazas, courtyards, pocket parks, and terraces should be designed to be easily accessible and comfortable year-round.
- Where a commercial or mixed-use building is set back from the sidewalk, pedestrian enhancements should be considered in the resulting frontage. The primary function of any open space between commercial buildings and the sidewalk is to provide access into the building and opportunities for outdoor activities such as vending, resting, sitting, or dining.
- The use of well designed and shielded rooftop decks for restaurants and access to views is encouraged as a means to create public gathering space.
- Open space elements should enhance a pedestrian oriented, urban environment that has the appearance of stability, quality, and safety, and accordingly, implement the following standards:
 - Orient open space to receive maximum direct sunlight possible, using trees, overhangs, umbrellas to provide shade in the warmest months. Design such spaces to take advantage of views and solar access when available from the site.
 - Design planters, landscaping, walls, and other street elements to allow visibility into and out of the open space.
 - Feature artwork, street furniture, and landscaping that invite customers or enhance the building's setting. Examples of desirable features include:
 - Pedestrian access into the site from public sidewalks.
 - Walking surfaces with attractive pavers and patterns.
 - Pedestrian-scaled site lighting.
 - Retail and food service uses that will comfortably “spill out” and enliven the open space.
 - Areas for vendors.
 - Landscaping that enhances the open space and the architecture.
 - Attractive, pedestrian-scaled signage that identifies uses and shops and provides wayfinding assistance.
 - Site furniture and amenities such as fountains, seating, and kiosks.
 - Public art

Public space can include pedestrian connections that serve as small plaza or pocket park areas.



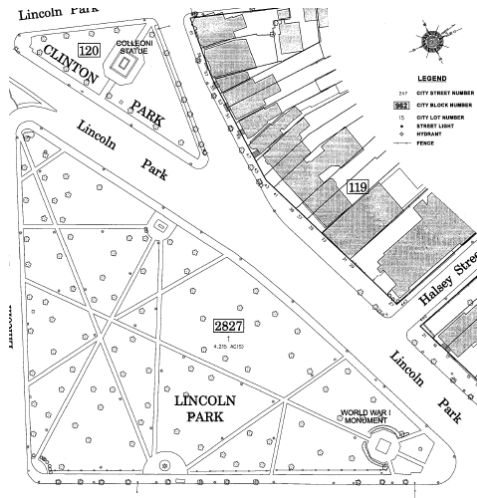
Parks

Residents have expressed the need for additional park space in the Lincoln Park neighborhood. Particularly, with the recent influx of several Charter Schools, there is the need for recreation space that is easily accessible and safe for schoolchildren.

Lincoln Park

Lincoln Park has historically been a passive park, with crisscrossing walking paths, tall shaded trees and few amenities. Recently, the park has been utilized by area schoolchildren as a place to recreate. The park is attractive to schoolchildren, given the amount of wide open space.

It is recommended that a study be undertaken to determine the future of the Park and whether it should remain a passive park, or if it should perhaps be partitioned for active purposes. The study should directly involve neighborhood residents through a strong public outreach effort.



Clinton Ave / Dr. Martin Luther King, Jr. Blvd Park

The Newark Housing Authority explored the creation of a park and Dr. Martin Luther King, Jr. monument at the triangular-shaped vacant property at the corner of Clinton Ave and Dr. Martin Luther King, Jr. Blvd. The Authority commissioned the drawing of some conceptual plans that strive to “reveal the history and story of High Street blended with the impact and meaning of Dr. Martin Luther King.” Such a park would create an important civic entry into the High Street and Lincoln Park Districts. The designs envisioned also maintain the existing walking path between Dr. Martin Luther King, Jr. Blvd. and Clinton Avenue. The concept proposes a series of site walls that show quotations by Dr. King. and walkways and seating along the walls. Along High Street, there is a “history plaza” with monuments representing historic buildings, each showing photos and descriptions of the historic buildings. Further study of the feasibility and funding for this park should be completed.



New Parks

As was stressed by community members during the public outreach process, additional properties in the Lincoln Park neighborhood should be explored for use as active recreation park space, considering the significant need for such space. In the immediate term, vacant lots or city-owned lots should be considered for conversion to parks or open space.

Residents are also encouraged to take the lead in working with the City to establish and maintain pocket parks on vacant or available land. The design of park space can also incorporate hardscaped elements, community gardens, and playground equipment, such as those pictured on this page.



6.12 Parking

Parking Requirements

The required parking for all uses shall be provided either on-site or within private parking facilities within 500 feet of the site. Bicycle parking is also required for all development. Shared parking arrangements are encouraged. Alternative parking schemes may be proposed by a redeveloper subject to the approval of the Newark Central Planning Board during the course of the site plan review. No parking is required for the renovation of existing buildings or for new construction on lots or sites less than 5,000 square feet.

Residential

- 0.5 space per bedroom, or 1 space per dwelling unit.

RSIS: As an urban municipality, a suburban parking standard in Newark will generate a parking requirement in excess of both the need and the capacity. As a result, this Plan shall be submitted to the Site Improvement Advisory Board for consideration as an alternative standard for this area.

Non-residential

- 1 space per 1,000 square feet of non-residential gross floor area (GFA). Retail and restaurant uses are exempt.

Bike Parking

- Residential: 1 bicycle parking space per unit.
- Non-residential: 3 bicycle parking spaces per 5,000 sf of GFA.

Parking Design

Integrating parking in a way that does not dominate the site is a challenge for compact urban development. Parking in the front of buildings is prohibited to create a pedestrian-friendly street. Limiting the number of driveways and curb cuts also preserves on-street parking.

Parking Structures

As a means to accommodate on-site parking requirements in the Lincoln Park Redevelopment Area, shared parking structures surrounded by liner buildings are the optimum higher-density parking solution and are encouraged. Parking structures accommodate more parking than surface lots, allow more of the site area to be used as building areas, outdoor space and green space, and enable less land to be used as paved areas. The following standards apply to street frontages that do not specifically require the “wrap around/liner” building type to conceal a parking structure.

- Structures shall be designed to fit within the building fabric of the District. Physical integration of parking facilities within surrounding development will minimize the visual impact.
- Architectural treatments and suitable landscaping should be incorporated to provide for the safety and comfort of people using the facility as well as those walking by.
- The finish of exterior walls and front vertical building lines should read as a typical building, not a parking structure. The

parking portion of a structure should be architecturally compatible with the rest of the building and streetscape.

- One or more of the following treatments must be incorporated into the design of parking structures, subject to approval by the Central Planning Board:
 1. Incorporate artwork into the facades.
 2. Provide a frieze, cornice, canopy, overhang, trellis or other device at the top of the parking level.
 3. Use a portion of the top of the parking level as an outdoor deck, patio, or garden with a rail, bench, or other guard device around the perimeter. Top floors of parking structures should be finished to visually screen parked cars, lights and other utilitarian elements from adjacent properties.
- Design vehicular entries to parking structure so that they do not dominate the street frontage of a building. Subordinate the garage entrance to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. For commercial parking garages, vehicle parking entrances are prohibited on Broad St., Clinton Ave., West Kinney St., Washington St., Dr. Martin Luther King, Jr. Blvd., and Mulberry Street. Apply one or more of the following design strategies to garage entrance design:
 1. Enhance the pedestrian entry to reduce the relative importance of the garage entry.
 2. Emphasize other facade elements to reduce the visual prominence of the garage entry. Reduce the prominence of the driveway through architectural treatment of the parking entry façade.

3. Use landscaping or artwork to soften the appearance of the garage entry from the street.
4. Locate the garage entry where the topography of the site can help conceal it or excavate the entrance.
5. Integrate the parking level facade with the building's overall architectural concept.
6. Points of ingress and egress should not be located on the same street.

- Garage doors shall be no wider than 10' for up to 10 spaces and no wider than 20' for more than 10 spaces.

Surface Parking & Driveways

Where structured parking is not financially feasible or warranted, locating parking to the rear of a site also enables ground-level living space, porches, pedestrian-friendly street frontages, landscaped setbacks, and preserves on-street parking because of fewer curb-cuts.

- Parking shall never be located in front of the building, between a building and the street. All parking is to be located to the rear or side of a building. The only exception from this provision of the Plan is along Beecher St, Marion Court, West Kinney Place and Camp Place.
- Where there is no rear alley, driveways located along the side of the building shall be 10' wide for up to 10 parking spaces and 20' wide for more than 10 spaces.
- There shall be at least 18 feet of spacing between driveways.

- Paving shall have a solar reflective index higher than 29.
- Parking lots shall be landscaped with broad branching shade trees at a minimum ratio of one (1) tree per 10 or fewer parking spaces
- Planting islands for flowers, ground cover, or shrubs should be used at entrances, exits, internal turns, and to separate double rows of cars. Planting islands should be large enough to sustain proposed plant materials. Such islands should be designed to break up the expanse of pavement and help establish the desired direction of circulation.
- Planting should be attractive, low maintenance, and hardy — able to survive soot and gas fumes. Landscaped areas should be protected with appropriate curbs, edging, bollards, railings, low fencing, or similar elements.
- Trees are the most essential form of greenery since they screen cars, provide shade, and frame views. Avoid trees with low-growing branches or that excrete resin or moisture.
- Use parking lot signs that have a maximum area of two (2) square feet.
- Pedestrian pathways, which protect pedestrians from vehicles and which connect the parking lot to adjoining streets and commercial and residential properties, should be included in the design of a parking lot. Pathways should contain consistent design and landscaping elements, which relate to the overall design of the lot. The materials and colors used for the pedestrian paths should distinguish vehicular travel ways from pathways designed for pedestrian use. Paving material shall have a SRI higher than 29.

Front Parking

Only the garage door or driveway entrance is permitted at the front of a site. Parking in a driveway in front of a building is not permitted. Front facing garage doors have a maximum width of ten (10) feet.

Loading / Unloading

Loading areas shall be positioned within the same locations as parking areas. Loading area and loading space requirements are dictated by Title 40, Zoning of the Municipal Code.

Bike Parking

Bicycle parking facilities are required for any new principal structure, addition or enlargement of an existing principal structure in excess of 10% of the usable floor area, or for any change in the use of an existing structure.

In addition to the following standards, bicycle parking facilities shall also adhere to the City's Streetscape Standards.

Residential development. For all residential development (including rehabilitation or additions), bicycle parking must be provided for within the interior of each individual unit, or within a supervised common area within the building. Site plans should show the location of bike parking (6' x 2') within the unit/building floor plan design. Interior parking provides protection from theft, vandalism and weather. Having access to a bicycle in a

safe area where it is easily retrievable will make cycling a more convenient transportation option for Lincoln Park residents.

Non-Residential Development. For non-residential buildings, a bicycle rack or other parking device shall be provided to satisfy the bike parking requirements. The rack shall be constructed to according to streetscape standards.

Multi-family & Mixed-use Buildings. Multi-family and mixed-use buildings are required to provide both indoor and outdoor bicycle parking.

Location and Design of Facilities. Bicycle parking facilities shall adhere to the following guidelines, which may be interpreted and/or waived in the discretion of the reviewing Board, consistent with the objective of providing safe, accessible, usable and aesthetically-appropriate facilities:

- Locate near building entrances, visible to users.
- Locate in highly visible well-lighted areas
- Securely anchor to the lot surface
- Do not locate in a manner that impedes pedestrian or vehicular circulation



Indoor bicycle storage options for basements, parking garages or common areas.



Section 7. Regulatory Review/Development Process

7.1 Site Plan Review Requirements

The requirements for site plan review in Section 38:10-5 and 38:10-6 of the Newark City Code shall apply to this plan.

7.2 Expedited Project Review

If the project consists entirely of:

- (1) An existing building
- (2) New construction or additions where the gross square footage is less than 5,000 sq. ft. for the structure, and
- (3) Fully complies with all aspects of this plan,

Then it shall constitute a minor site plan application and a subcommittee of the Central Planning Board shall expeditiously review the site plan application and proposal at a special or regular meeting held within 30 days of the submittal of a complete application without need for a formal public hearing. This subcommittee shall make a decision on that project and provide the entire Central Planning Board with its decision for ratification at the next regularly scheduled or specially scheduled public hearing.

7.3 Deviations

The Central Planning Board and the Zoning Board of Adjustment are authorized to grant variances or exceptions (deviations) from the building and use requirements contained in this plan and Titles 38 – Subdivision/Site Plan Review and 40 - Zoning of the Municipal Code of the City of Newark in accordance with the jurisdictional authority stipulated in the Municipal Land Use Law at NJSA 40:55D-51, NJS 40:55D-60 and 40:55D-70.

7.4 Relief from or Applicability of Other Regulations

Projects undertaken through this plan shall not be required to comply with Residential Site Improvement Standards (RSIS) regulations.

All other regulations for projects covered by this plan, including special district regulations, site plan and subdivision regulations, and zoning regulations, historic regulations, or other local and state regulations, shall apply.

Section 8. Redevelopment Activities and Offsite Improvements

8.1 Redevelopment Activities

The major activities planned for the redevelopment area include:

- ☐ Acquisition, clearance and assembly of suitable parcels of land for the construction of commercial, residential and civic uses.
- ☐ Rehabilitation of selected residential and commercial properties.
- ☐ Utility and infrastructure upgrades necessary to support the redevelopment plan.

8.2 Offsite Improvements

A designated redeveloper or other such party responsible for the development of a property in the redevelopment area shall be responsible for their fair share of any installation or upgrade of infrastructure related to their project whether on-site or off-site. Infrastructure items include but are not limited to gas, electric, water, sanitary and storm sewers, traffic control devices, telecommunications, streets, curbs, sidewalks, street lighting and street trees. The extent of the redeveloper's responsibility will be outlined in the redeveloper's agreement with the City. Off-site responsibility for properties not covered under the redeveloper's agreement will be determined during the permit and/or site plan review phases.

All infrastructure improvements shall comply with applicable local, state and federal codes including the Americans With Disabilities Act. All utilities shall be placed underground.

Certain redevelopment activities proposed in this plan may be subject to state and federal standards, regulations and permit requirements including but not limited to post-remediation requirements. The redeveloper is responsible for ensuring compliance with all applicable standards and obtaining necessary state and federal permits.

Section 9. Relationship to Zoning and Land Use Ordinance

For purposes of the Official Zoning Map of the City of Newark, the Lincoln Park Redevelopment Plan Area shall be known as the **Lincoln Park Redevelopment Area**.

The standards contained within this Redevelopment Plan shall supersede any conflicting regulations in the Newark Zoning Ordinance. In the case where a particular land use or site standard is not covered in this redevelopment plan, compliance with the Newark Zoning Ordinance, including underlining District Provisions or other applicable Newark code or ordinance, will be required to effectively implement this Redevelopment Plan. All redevelopment activities are also subject to applicable state and federal requirements.

However, due to the irregular configurations of the existing block and street patterns, this Plan expressly allows for flexibility by the Central Planning Board or Board of Adjustment in granting waivers from the requirements when necessary to achieve a superior project.

Definitions

All terms used herein shall have the same meaning as defined in the Newark Zoning Ordinance unless otherwise specified in this redevelopment plan. Specific definitions for this Plan include:

Live-Work Units: Any dwelling unit that includes attached work space, whether shared in common with other dwelling units as a “limited common element” of a condominium (also known as “co-housing”), or used exclusively by the occupant of the dwelling unit. Such attached work space may include a kitchen and recreational space to facilitate live-work activities, but shall not constitute a separate dwelling unit.

Bed and Breakfast: A hotel within a private home, in which breakfast is provided as part of the price.

Section 10. Acquisition and Relocation

10.1 Acquisition of Real Property

Properties needed for redevelopment may be acquired either directly by a designated redeveloper or by the City of Newark for transfer to a designated redeveloper. The proposed acquisitions will provide redevelopment parcels of sufficient size and dimension to enable the development of a comprehensively designed project. Properties declared an “Area in Need of Redevelopment,” for having met the redevelopment criteria are eligible for acquisition by the City and are listed below.

Symphony Hall West Redevelopment Area

Block 116	Entire Block
Block 117	Entire Block
Block 118	Entire Block, except Lots 1 & 3
Block 119	Lots 1, 2, 3, 4, 54.01, 55, 56, 57 & 61

Lincoln Park Redevelopment Area

Block 114	Lots 29 & 30
Block 114.01	Lot 47
Block 115	Entire Block, except Lots 5 & 26
Block 118	Lot 1
Block 121	Lots 33, 34, 36, 37, 38, 39, 41, 43, 45, 46, 47, 48 & 50
Block 123	Lots 7, 12, 54 & 78
Block 884	Lots 20, 22, 24, 25, 26 & 27

Block 890	Lots 1.13, 20 & 46
Block 891	Lots 18 & 19
Block 894	Lots 7, 9, & 11
Block 2819	Lot 28, 30 & 31
Block 2826	Lot 3, 35, 36, 37 & 38

10.2 Relocation Proposal

The City and/or its agencies will be responsible for assisting in the relocation of all occupants displaced as a result of a condemnation action undertaken by the City or its designated redevelopment entity for projects undertaken in accordance with this redevelopment plan. All costs associated with said acquisition and relocation shall be negotiated between the designated redeveloper and the City or its redevelopment entity and should be based on due diligence feasibility studies on a project-by-project basis. Details related thereto shall be determined within the context of a Redeveloper Agreement pursuant the Local Redevelopment and Housing Law.

The City of Newark and/or its agencies will be responsible for preparing a Workable Relocation Assistance Plan (WRAP), which must be filed with and approved by the New Jersey Department of Community Affairs prior to the physical relocation of any households or businesses. Relocation compensation and assistance would be provided in accordance with the approved WRAP.

Section 11. Relationship to Other Plans

11.1 Plans of Adjacent Municipalities

The Lincoln Park Redevelopment Area is located just south of downtown Newark and does not abut any municipal boundaries. The relatively small scale of the Lincoln Park Redevelopment Plan is unlikely to have a notable regional impact on any of the adjacent municipalities although new services and products resulting from the redevelopment plan will be available to residents and businesses in the region.

11.2 Essex County Master Plan

The Essex County Master Plan dates to the early 1970's. The land use element has not been updated since. The county plan does include, however, an objective that states, "To promote restoration, preservation, and development of existing commercial areas. Such action will generate additional business and remove the blighting influence of commercial properties on nearby residential neighborhoods." The Lincoln Park Redevelopment Plan is consistent with that objective.

11.3 NJ State Development and Redevelopment Plan

The State Development and Redevelopment Plan places the City of Newark, including the redevelopment area, within the

Metropolitan Planning Area (PA-1). The Lincoln Park Redevelopment Plan is compatible with the State Plan's intention for the Metropolitan Planning Area, which is to provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. The redevelopment plan also furthers the following State Plan policy objectives:

Land Use: Ensure efficient and beneficial utilization of scarce land to strengthen its existing diversified and compact nature.

Housing: Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse and the introduction of new housing into appropriate nonresidential settings.

Economic Development: Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements.

Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate future negative impacts. Use open space to reinforce neighborhood and community identity.

Redevelopment: Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public

safety, encourages pedestrian activity and reduces dependency on the automobile.

Public Facilities and Services: Complete, repair or replace existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment.

The State Plan designates Newark as an “Urban Center,” a place offering the most diverse mix of industry, commerce, services, residences and cultural facilities. The goal of the redevelopment plan is to create a vibrant, fully productive, mixed-use neighborhood.

Section 12. Amendments and duration of Redevelopment Plan

12.1 Amendments to the Redevelopment Plan

This plan may be amended from time to time in accordance with the procedures of the Redevelopment and Housing Law, except that amendments affecting a redevelopment parcel addressed in an agreement, duly executed by a redeveloper and the City of Newark’s redevelopment entity, shall be contingent on the written approval of such redeveloper.

12.2 Certificates of Completion and Compliance

Upon the inspection and verification by the City of Newark’s redevelopment entity that the redevelopment of a parcel subject to a redeveloper agreement has been completed, a Certificate of Completion and Compliance shall be issued to the redeveloper and such parcel shall be deemed no longer in need of redevelopment. At the discretion of the redevelopment entity, a final Certificate of Occupancy may be submitted by the redeveloper for approval by the redevelopment entity as a Certificate of Completion.

This redevelopment plan shall remain effective until all the redevelopment area has been redeveloped and deemed no longer in need of redevelopment by the Newark City Council.

Appendix

APPENDIX A: Community Meeting Summaries, 9/14 & 11/10/10

APPENDIX B: Recommended for Future Planning & Study

APPENDIX C: Development Regulations Chart

APPENDIX D: CPTED Standards

APPENDIX E: Sustainability Checklist